

A. RONALD, RAMIRO, & MAGALI CHAVEZ.
(Applicant)

08-12-CZ12-1 (07-344)
BCC/District 8
Hearing Date: 6/4/09

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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None

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

ZONING ACTION

MEMORANDUM

Harvey Ruvin

Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners

(305) 375-5126

(305) 375-2484 FAX

www.miami-dadeclerk.com



DATE: 05/21/2009

#Z-

ITEM: 2

APPLICANT: Ronald, Ramiro & Magali Chavez

MOTION: Deferred to June 4, 2009 with no further advertisement.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Edmonson				X
Gimenez		X		
Heyman		X		
Jordan		X		
Martinez		X		
Rolle		X		
Seijas		X		
Sorenson	M	X		
Sosa				X
Souto		X		
Vice Chairman Diaz				X
Chairman Moss	S	X		
TOTAL		9	0	4

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

APPLICANT'S NAME: **RONALD, RAMIRO, & MAGALI CHAVEZ**

A

REPRESENTATIVE: Melissa Tapanes

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
08-12-CZ12-1 (07-344)	January 6, 2009	CZAB12		09

REC: Denial without prejudice.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>Feb 3, 2009</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	At applicant's request to work with staff.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR	X		
COUNCIL MAN		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
COUNCIL WOMAN.	M	Carla Ascencio-SAVOLA	X		
COUNCIL MAN	S	Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			7	0	

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: **ED SANCHEZ**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

APPLICANT'S NAME: **RONALD, RAMIRO AND MAGALI CHAVEZ**

#1

REPRESENTATIVE: **Melissa Tapanes**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
08-12-CZ12-1 (07-344)	December 2, 2008	CZAB12		08

REC: Denial without prejudice.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>Jan 6, 2009</u> <input checked="" type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER:	To submit a revised site plan and covenant.	

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Peggy BRODEUR			X
MR.		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
MS.		Carla Ascencio-SAVOLA	X		
MR.		Jose I. VALDES	X		
MS.		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			6	0	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: **ED SANCHEZ**

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANTS: Ronald, Ramiro and Magali Chavez

PH: Z07-344 (08-12-CZ12-1)

SECTION: 3-55-40

DATE: June 4, 2009

COMMISSION DISTRICT: 8

ITEM NO.: A

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A. INTRODUCTION

o **REQUEST:**

The Applicants are appealing the decision of Community Zoning Appeals Board #12, which denied the following:

EU-1 to EU-M

o **SUMMARY OF REQUEST:**

The applicants are appealing the decision of the Community Zoning Appeals Board #12 (CZAB-12) that denied a request to change the zoning on the property from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

o **LOCATION:**

8300 S.W. 94 Street, Miami-Dade County, Florida.

o **SIZE:** 1.16 Acres

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Policy LU-9C.** Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of

Miami-Dade County, to land located within the Urban Development Boundary (UDB) as designated on the LUP map.

4. **Severable Use Rights.** The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; Abandoned Residence

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 dua

SOUTH: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

EAST: EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

The 1.16 net acre subject property is a vacant lot located over 7 miles east of and within the UDB at 8300 S.W. 94 Street in an established estate single-family residential area.

E. SITE AND BUILDINGS:

Site Plan Review:

(No plans submitted.)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or

neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

This application was deferred from the May 21, 2009 meeting at the applicant's request. On February 3, 2009, the Community Zoning Appeals Board #12 (CZAB #12) denied without prejudice this application by a vote of 7 to 0, pursuant to Resolution #CZAB12-3-09. On February 13, 2009, the applicants appealed the CZAB #12's decision to the Board of County Commissioners (BCC) citing that the application is consistent with the Comprehensive Development Master Plan (CDMP) and compatible with the surrounding area and that the Board's decision to deny the request to rezone the property was not based on substantial competent evidence introduced on the record. Staff opines that the proposed EU-M zoning is **compatible** with the existing zoning in the area and is **consistent** with the LUP map's designation. As such, staff recommends that this appeal and zone change application be approved.

The subject property is a rectangular corner lot and located over 7 miles east of and within the UDB at 8300 S.W. 94 Street. The applicants are requesting a district boundary change from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (**PWD**) has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria, will generate **3** additional PM daily peak hour **vehicle trips** and the distribution of these trips to the adjacent roadways will not exceed the acceptable Levels of Service (LOS) of the roadways, which are currently operating at LOS "C" and "D". The Miami-Dade Fire Rescue Department (**MDFR**) also has **no objections** to the application and indicates that the estimated response time is **6:15 minutes**.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 unit per gross acre to a maximum of 2.5 units per gross acre. This would generate a permissible numerical density threshold of a minimum of 1 to a maximum of 3 dwelling units on the 1.25 gross acre site. The subject property is located over 7 miles east of and within the UDB in an established Estate residential area. Staff notes that EU-M zoned properties are located immediately to the north and east of the subject site. Additionally, EU-M zoned properties are also located one block to the south of the subject property. As such, this proposal is within the numerical density threshold permitted under the LUP map designation for Estate Density Residential use, is **compatible** with the surrounding area and is, therefore, **consistent** with the LUP map of the CDMP.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall also consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The rezoning, if granted, would conform to the LUP Map density of the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed development is **consistent** with the Estate Density Residential LUP Map designation of the CDMP. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. Additionally, the proposed development does not unduly burden or affect public transportation facilities as indicated in the PWD's memorandum submitted for this application and the proposed residential development will be readily accessible by the intersection of two roadways operating at acceptable LOS standards. As previously mentioned, EU-M zoned properties exist immediately to the north and east of the subject site. Additionally, EU-M zoned properties are also found one block to the south of the subject property. Accordingly, staff notes that the proposed zoning is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation and, in staff's opinion, is **compatible** with the surrounding area.

Based on all of the foregoing, staff opines that the approval of the appeal and the district boundary change would be in keeping with the basic intent and purpose of the zoning and subdivision

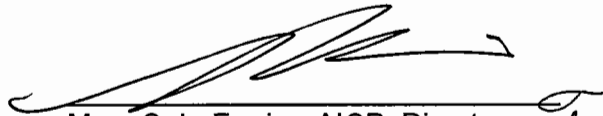
regulations. Therefore, staff recommends approval of the appeal and district boundary change from EU-1 to EU-M.

I. RECOMMENDATION:

Approval of the appeal and the district boundary change to EU-M.

J. CONDITIONS: None.

DATE INSPECTED: 09/19/08
DATE TYPED: 10/10/08
DATE REVISED: 10/14/08; 10/27/08; 11/17/08; 12/03/08; 12/08/08; 01/12/09; 01/15/09;
03/31/09; 05/13/09; 05/27/09
DATE FINALIZED: 05/27/09
MCL:MTF:NN:AA:JV


Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NDN

Memorandum



Date: September 2, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-12 #Z2007000344-Revised
Ronald, Ramiro and Magali Chavez
8300 S.W. 94th Street
District Boundary Change from EU-1 to EU-M
(EU-1) (1.16 Acres)
03-55-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name in the "From:" field.

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform with Code requirements.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDM, subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit 2008-TREE-PER-00008 was issued to Ronald and Ramiro Chavez on August 29, 2008 and is scheduled to expire on August 29, 2009. The tree removal permit requires the preservation of 43 regular size trees (#6,11,18-21,23,24,26-28,30,31,36-38,40-47,49,51,59-62,73,81-84,86,93,94,99-103) and one specimen size (trunk diameter 18 inches or greater) royal poinciana tree (#53) as identified in the DERM-approved permitted plans. Also, a consent agreement was signed on August 25, 2008 to redress alleged violations of Section 24-49 (1) of the Code at this site. This consent agreement is scheduled to expire on August 25, 2008.

The site plans submitted with this application entitled "Baptist Manor", prepared by Mendez Professional Engineering Corporation, sheets LP-1-3 and dated September 17, 2007 depicts these trees to remain. Therefore, DERM has no objection to the approval of this zoning application.

All approved tree removal or relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. The applicant is advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2008-TREE-PER-00008 is required prior to the removal or relocation of any other tree on the subject property. The DERM Tree Program may be contacted at (305) 372-6574 for further information.

Enforcement History

DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDM for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: RONALD, RAMIRO & MAGALI CHAVEZ

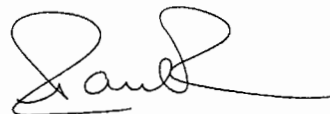
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 3 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-684	SW 88 St. e/o SW 79 Ave.	D	D
F-66	SW 88 St. w/o SW 87 Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

10-SEP-08

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE \$1,154.25

RECEIPT # I200926834

DATE HEARD 02/03/09

BY CZAB # 12

BY _____
DATE RECEIVED STAMP _____

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 07-344

Filed in the name of (Applicant) Ronald Chavez, Ramiro Chavez, Magali Chavez

Name of Appellant, if other than applicant _____

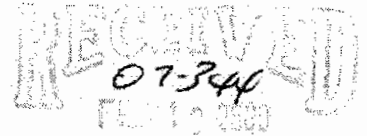
Address/location of APPELLANT'S property: 8300 S.W. 94 Street

Application, or part of Application being Appealed (Explanation): Rezoning from EU-1 to EU-M

Appellant (name): Ronald Chavez, Ramiro Chavez, Magali Chavez

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

The Community Zoning Appeals Board, in denying the requested district boundary change, based its decision, not on substantial competent evidence in the record, which included a favorable recommendation from the Department of Planning and Zoning and overwhelming neighborhood support, but on a conclusion that, because the property may be a recipient of Severable Use Rights (SURs) and thereby render three lots, the proposed rezoning would be incompatible with the area. The evidence in the record, including a staff recommendation in favor of the application, reflected that the Miami-Dade County Comprehensive Development Master Plan ("CDMP") designated the property Estate Density Residential allowing development from 1.0 to 2.5 dwelling units per acre. The requested EU-M zoning abuts the property to the north and east, and there is numerous precedent for rezonings from EU-1 to EU-M in the immediate vicinity. The CDMP provides that "[i]n order to efficiently use, and no prematurely deplete, the finite development capacity that exists inside the Plan's Urban Development Boundary (UDB), land should not be developed at densities lower than the minimum established for each category." In addition, CDMP Page I-20 provides that "Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary as designated on the LUP map." The property's current density of 0.80 is 20% lower than the minimum density of 1.0 established by the CDMP. Accordingly, rezoning the Property within the range provided by the CDMP is not only warranted, but a denial of the rezoning request to develop the property within the permissible range would be inconsistent with the Goals, Objectives and Policies of the CDMP. The Community Zoning Appeals Board's action was therefore arbitrary and should be reversed.



ZONING DEPARTMENT
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Ru

APPELLANT'S AFFIDAVIT OF STANDING

STATE OF Florida
COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Ronald Chavez, Ramiro Chavez, Magali Chavez (Appellants) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

1. Participation at the hearing
X 2. Original Applicant
 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury and that under penalties of perjury I Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Elizabeth Egas
Signature

Elizabeth Egas
Print Name

Frank R. Egas
Signature

Frank R. Egas
Print Name

[Signature]
Appellant's Signature

Ronald Chavez
Print Name

Ramiro Chavez
Appellant's Signature

Ramiro Chavez
Print Name

[Signature]
Appellant's Signature

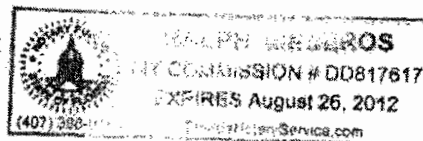
Magali Chavez
Print Name

Sworn to and subscribed before me on the 10th day of Feb year 2009
Appellant is personally known to me or has produced [Signature] as
identification.

(stamp/seal)

Notary Public

Commission Expires:



APPELLANT MUST SIGN THIS PAGE

Date 10th day of Feb, year: 2009

Signed _____

Ronald Chavez

8300 SW 94 St

Mailing Address

305-986-0651

Phone

Fax

Signed _____

Ramiro Chavez

8300 SW 94 St

Mailing Address

305-223-5831

Phone

Fax

Signed _____

Magali Chavez

8400 SW 94 St

Mailing Address

305-223-5831

Phone

Fax

Subscribed and Sworn to before me on the 10th day of Feb, year 2009

Notary Public

(stamp/seal)



Commission Expires:

IN COPY OF Melissa T. Llahues
200 S. Biscayne Blvd
Suite 850
Miami FL 33131

RESOLUTION NO. CZAB12-3-09

WHEREAS, RONALD, RAMIRO AND MAGALI CHAVEZ applied for the following:

EU-1 to EU-M

SUBJECT PROPERTY: The east ½ of the NE ¼ of the SW ¼ of the SE ¼ of the NW ¼, less the north 25' for right-of-way, in Section 3, Township 55 South, Range 40 East.

LOCATION: 8300 S.W. 94 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Jorge Luis Garciga, seconded by Jose I. Valdes, and upon a poll of the members present the vote was as follows:

Peggy Brodeur	aye	Carla Savola	aye
Jorge Luis Garciga	aye	Jose I. Valdes	aye
Alberto Santana	aye	Angela Vazquez	aye
	Elliot N. Zack	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning

PASSED AND ADOPTED this 3rd day of February, 2009.

Hearing No. 08-12-CZ12-1

ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-3-09 adopted by said Community Zoning Appeals Board at its meeting held on the 3rd day of February, 2009.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of February, 2009.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



Memorandum



Date: 26-SEP-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2007000344

Fire Prevention Unit:

This memo supersedes MDFR Memorandum dated October 4, 2007.

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped Septemeber 4, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2007000344
located at 8300 SW 94 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1830 is proposed as the following:

3	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 0.81 alarms-annually.
The estimated average travel time is: 6:15 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped September 4, 2008. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

RONALD, RAMIRO, & MAGALI
CHAVEZ

8300 SW 94 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2007000344

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

200902000436 CIVIL NOTICE ISSUED T000615 FOR OVERGROWTH CODE 19-13(A).

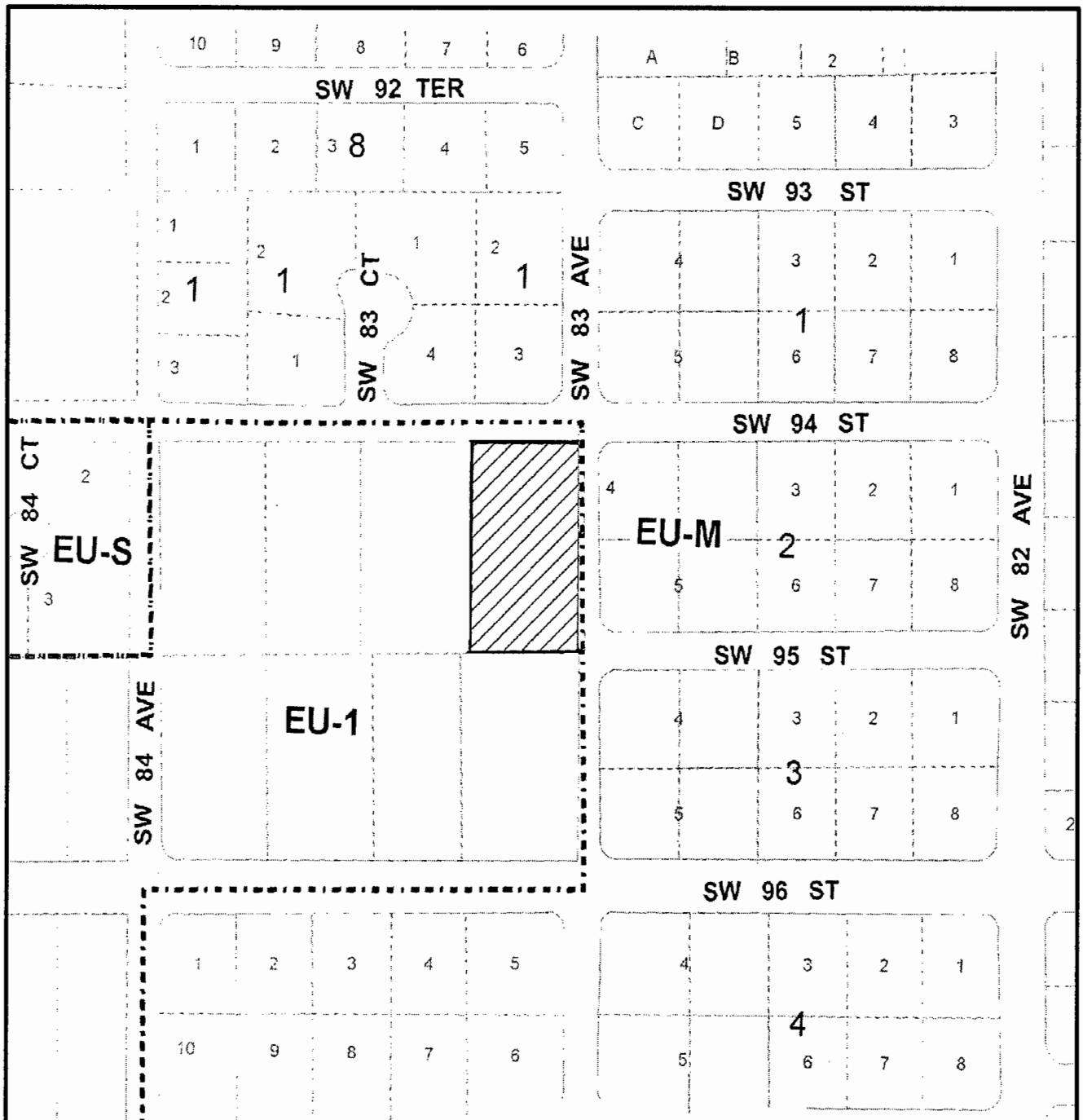
200802006404 CASE CLOSED REFERRED TO MINIMUM HOUSING FOR OPEN & ABANDONED
HOUSE.

200802006602 CASE CLOSED WARNING # R96565 ISSUED FOR GRAFFITI CODE 21-30.01(F)

200802006601 CASE CLOSED WARNING # R96564 ISSUED FOR OVERGROWTH CODE 19-
13(A).

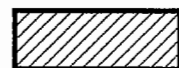
200702012192 CASE CLOSED WARNING # R110888 ISSUED FOR JUNK/TRASH/OVERGROWTH
CODE 19-13(A).

TIMOTHY MCCRINK



MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-344



SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS





MIAMI-DADE COUNTY
AERIAL

Process Number
07-344



SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS



CREATED ON: 09/28/07

REVISION	DATE	BY
Application Name	01/02/07	SM

2. RONALD, RAMIRO, & MAGALI CHAVEZ.
(Applicant)

08-12-CZ12-1 (07-344)
BCC/District 8
Hearing Date: 5/21/09

Property Owner (if different from applicant) Same

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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None

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

APPLICANT'S NAME: **RONALD, RAMIRO, & MAGALI CHAVEZ**

A

REPRESENTATIVE: **Melissa Tapanes**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
08-12-CZ12-1 (07-344)	January 6, 2009	CZAB12		09

REC: Denial without prejudice.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S):		
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>Feb 3, 2009</u>	<input type="checkbox"/> W/LEAVE TO AMEND	
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE		
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS			
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.	
	<input type="checkbox"/> WITH CONDITIONS			
<input checked="" type="checkbox"/> OTHER:	At applicant's request to work with staff.			

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR	X		
COUNCIL MAN		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
COUNCIL WOMAN.	M	Carla Ascencio-SAVOLA	X		
COUNCIL MAN	S	Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		

VOTE:

7	0
---	---

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: **ED SANCHEZ**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

APPLICANT'S NAME: **RONALD, RAMIRO AND MAGALI CHAVEZ**

#1

REPRESENTATIVE: **Melissa Tapanes**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
08-12-CZ12-1 (07-344)	December 2, 2008	CZAB12		08

REC: Denial without prejudice.

<input type="checkbox"/>	WITHDRAW:	<input type="checkbox"/>	APPLICATION	<input type="checkbox"/>	ITEM(S):		
<input checked="" type="checkbox"/>	DEFER:	<input type="checkbox"/>	INDEFINITELY	<input checked="" type="checkbox"/>	TO: Jan 6, 2009	<input checked="" type="checkbox"/>	W/LEAVE TO AMEND
<input type="checkbox"/>	DENY:	<input type="checkbox"/>	WITH PREJUDICE	<input type="checkbox"/>	WITHOUT PREJUDICE		
<input type="checkbox"/>	ACCEPT PROFFERED COVENANT	<input type="checkbox"/>	ACCEPT REVISED PLANS				
<input type="checkbox"/>	APPROVE:	<input type="checkbox"/>	PER REQUEST	<input type="checkbox"/>	PER DEPARTMENT	<input type="checkbox"/>	PER D.I.C.
		<input type="checkbox"/>	WITH CONDITIONS				
<input checked="" type="checkbox"/>	OTHER:	To submit a revised site plan and covenant.					

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Peggy BRODEUR			X
MR.		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
MS.		Carla Ascencio-SAVOLA	X		
MR.		Jose I. VALDES	X		
MS.		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			6	0	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: **ED SANCHEZ**

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANTS: Ronald, Ramiro and Magali Chavez

PH: Z07-344 (08-12-CZ12-1)

SECTION: 3-55-40

DATE: May 21, 2009

COMMISSION DISTRICT: 8

ITEM NO.: 3

A. INTRODUCTION

o **REQUEST:**

The Applicants are appealing the decision of Community Zoning Appeals Board #12, which denied the following:

EU-1 to EU-M

o **SUMMARY OF REQUEST:**

The applicants are appealing the decision of the Community Zoning Appeals Board #12 (CZAB-12) that denied a request to change the zoning on the property from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

o **LOCATION:**

8300 S.W. 94 Street, Miami-Dade County, Florida.

o **SIZE:** 1.16 Acres

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Policy LU-9C.** Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of

Miami-Dade County, to land located within the Urban Development Boundary (UDB) as designated on the LUP map.

4. **Severable Use Rights.** The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; Abandoned Residence

Estate Density Residential, 1 to 2.5 du

Surrounding Properties:

NORTH: EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 du

SOUTH: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 du

EAST: EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 du

WEST: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 du

The 1.16 net acre subject property is a vacant lot located over 7 miles east of and within the UDB at 8300 S.W. 94 Street in an established estate single-family residential area.

E. SITE AND BUILDINGS:

Site Plan Review:

(No plans submitted.)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or

neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

On February 3, 2009, the Community Zoning Appeals Board #12 (CZAB #12) denied without prejudice this application by a vote of 7 to 0, pursuant to Resolution #CZAB12-3-09. On February 13, 2009, the applicants appealed the CZAB #12's decision to the Board of County Commissioners (BCC) citing that the application is consistent with the Comprehensive Development Master Plan (CDMP) and compatible with the surrounding area and that the Board's decision to deny the request to rezone the property was not based on substantial competent evidence introduced on the record. Staff opines that the proposed EU-M zoning is **compatible** with the existing zoning in the area and is **consistent** with the LUP map's designation. As such, staff recommends that this appeal and zone change application be approved.

The subject property is a rectangular corner lot and located over 7 miles east of and within the UDB at 8300 S.W. 94 Street. The applicants are requesting a district boundary change from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24

of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (**PWD**) has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria, will generate **3** additional PM daily peak hour **vehicle trips** and the distribution of these trips to the adjacent roadways will not exceed the acceptable Levels of Service (LOS) of the roadways, which are currently operating at LOS "C" and "D". The Miami-Dade Fire Rescue Department (**MDFR**) also has **no objections** to the application and indicates that the estimated response time is **6:15 minutes**.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 unit per gross acre to a maximum of 2.5 units per gross acre. This would generate a permissible numerical density threshold of a minimum of 1 to a maximum of 3 dwelling units on the 1.25 gross acre site. The subject property is located over 7 miles east of and within the UDB in an established Estate residential area. Staff notes that EU-M zoned properties are located immediately to the north and east of the subject site. Additionally, EU-M zoned properties are also located one block to the south of the subject property. As such, this proposal is within the numerical density threshold permitted under the LUP map designation for Estate Density Residential use, is **compatible** with the surrounding area and is, therefore, **consistent** with the LUP map of the CDMP.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall also consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The rezoning, if granted, would conform to the LUP Map density of the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed development is **consistent** with the Estate Density Residential LUP Map designation of the CDMP. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. Additionally, the proposed development does not unduly burden or affect public transportation facilities as indicated in the PWD's memorandum submitted for this application and the proposed residential development will be readily accessible by the intersection of two roadways operating at acceptable LOS standards. As previously mentioned, EU-M zoned properties exist immediately to the north and east of the subject site. Additionally, EU-M zoned properties are also found one block to the south of the subject property. Accordingly, staff notes that the proposed zoning is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation and, in staff's opinion, is **compatible** with the surrounding area.


Based on all of the foregoing, staff opines that the approval of the appeal and the district boundary change would be in keeping with the basic intent and purpose of the zoning and subdivision regulations. Therefore, staff recommends approval of the appeal and district boundary change from EU-1 to EU-M.

I. RECOMMENDATION:

Approval of the appeal and the district boundary change to EU-M.

J. CONDITIONS: None.

DATE INSPECTED: 09/19/08
DATE TYPED: 10/10/08
DATE REVISED: 10/14/08; 10/27/08; 11/17/08; 12/03/08; 12/08/08; 01/12/09; 01/15/09;
03/31/09; 05/13/09
DATE FINALIZED: 05/13/09
MCL:MTF:NN:AA:JV



Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE
COUNTY

Date: September 2, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-12 #Z2007000344-Revised
Ronald, Ramiro and Magali Chavez
8300 S.W. 94th Street
District Boundary Change from EU-1 to EU-M
(EU-1) (1.16 Acres)
03-55-40



The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform with Code requirements.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit 2008-TREE-PER-00008 was issued to Ronald and Ramiro Chavez on August 29, 2008 and is scheduled to expire on August 29, 2009. The tree removal permit requires the preservation of 43 regular size trees (#6,11,18-21,23,24,26-28,30,31,36-38,40-47,49,51,59-62,73,81-84,86,93,94,99-103) and one specimen size (trunk diameter 18 inches or greater) royal poinciana tree (#53) as identified in the DERM-approved permitted plans. Also, a consent agreement was signed on August 25, 2008 to redress alleged violations of Section 24-49 (1) of the Code at this site. This consent agreement is scheduled to expire on August 25, 2008.

The site plans submitted with this application entitled "Baptist Manor", prepared by Mendez Professional Engineering Corporation, sheets LP-1-3 and dated September 17, 2007 depicts these trees to remain. Therefore, DERM has no objection to the approval of this zoning application.

All approved tree removal or relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. The applicant is advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2008-TREE-PER-00008 is required prior to the removal or relocation of any other tree on the subject property. The DERM Tree Program may be contacted at (305) 372-6574 for further information.

Enforcement History

DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: RONALD, RAMIRO & MAGALI CHAVEZ

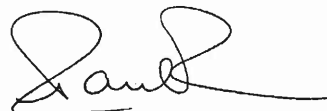
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 3 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-684	SW 88 St. e/o SW 79 Ave.	D	D
F-66	SW 88 St. w/o SW 87 Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

10-SEP-08

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY _____ AMOUNT OF FEE \$1,154.25

RECEIPT # I200926834

DATE HEARD 02/03/09

BY CZAB # 12

RECEIVED
07-344
FEB 13 2009

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY Ru

BY _____

DATE RECEIVED STAMP _____

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 07-344

Filed in the name of (Applicant) Ronald Chavez, Ramiro Chavez, Magali Chavez

Name of Appellant, if other than applicant _____

Address/location of APPELLANT'S property: 8300 S.W. 94 Street

Application, or part of Application being Appealed (Explanation): Rezoning from EU-1 to EU-M

Appellant (name): Ronald Chavez, Ramiro Chavez, Magali Chavez

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

The Community Zoning Appeals Board, in denying the requested district boundary change, based its decision, not on substantial competent evidence in the record, which included a favorable recommendation from the Department of Planning and Zoning and overwhelming neighborhood support, but on a conclusion that, because the property may be a recipient of Severable Use Rights (SURs) and thereby render three lots, the proposed rezoning would be incompatible with the area. The evidence in the record, including a staff recommendation in favor of the application, reflected that the Miami-Dade County Comprehensive Development Master Plan ("CDMP") designated the property Estate Density Residential allowing development from 1.0 to 2.5 dwelling units per acre. The requested EU-M zoning abuts the property to the north and east, and there is numerous precedent for rezonings from EU-1 to EU-M in the immediate vicinity. The CDMP provides that "In order to efficiently use, and not prematurely deplete, the finite development capacity that exists inside the Plan's Urban Development Boundary (UDB), land should not be developed at densities lower than the minimum established for each category." In addition, CDMP Page I-20 provides that "Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary as designated on the LUP map." The property's current density of 0.80 is 20% lower than the minimum density of 1.0 established by the CDMP. Accordingly, rezoning the Property within the range provided by the CDMP is not only warranted, but a denial of the rezoning request to develop the property within the permissible range would be inconsistent with the Goals, Objectives and Policies of the CDMP. The Community Zoning Appeals Board's action was therefore arbitrary and should be reversed.

APPELLANT'S AFFIDAVIT OF STANDING

STATE OF Florida
COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Ronald Chavez, Ramiro Chavez, Magali Chavez (Appellants) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury and that under penalties of perjury I Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Elizabeth Egas
Signature
Elizabeth Egas
Print Name
Frank R. Egas
Signature
Frank R. Egas
Print Name

[Signature]
Appellant's Signature

Ronald Chavez
Print Name

Ramiro Chavez
Appellant's Signature

Ramiro Chavez
Print Name

[Signature]
Appellant's Signature

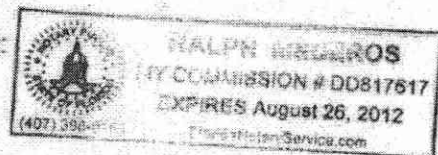
Magali Chavez
Print Name

Sworn to and subscribed before me on the 10th day of Feb year 2009
Appellant is personally known to me or has produced [Signature] as
identification.

(stamp/seal)

[Signature]
Notary Public

Commission Expires:



APPELLANT MUST SIGN THIS PAGE

Date 10th day of Feb, year 2009

Signed _____

Ronald Chavez

8300 SW 94 St

Mailing Address

305-986-0651

Phone

Fax

Signed _____

Ramiro Chavez

8300 SW 94 St

Mailing Address

305-723-5831

Phone

Fax

Signed _____

Magali Chavez

8400 SW 94 St

Mailing Address

305-723-5831

Phone

Fax

Subscribed and Sworn to before me on the 10th day of Feb, year 2009

Notary Public

(stamp/seal)



Commission Expires:

IN COPY OF Melissa T. Llahues
200 S. Biscayne Blvd
Suite 850
Miami FL 33131

RESOLUTION NO. CZAB12-3-09

WHEREAS, **RONALD, RAMIRO AND MAGALI CHAVEZ** applied for the following:

EU-1 to EU-M

SUBJECT PROPERTY: The east ½ of the NE ¼ of the SW ¼ of the SE ¼ of the NW ¼, less the north 25' for right-of-way, in Section 3, Township 55 South, Range 40 East.

LOCATION: 8300 S.W. 94 Street, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to EU-M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Jorge Luis Garciga, seconded by Jose I. Valdes, and upon a poll of the members present the vote was as follows:

Peggy Brodeur	aye	Carla Savola	aye
Jorge Luis Garciga	aye	Jose I. Valdes	aye
Alberto Santana	aye	Angela Vazquez	aye
Elliot N. Zack	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to EU-M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records
of the Miami-Dade County Department of Planning and Zoning

PASSED AND ADOPTED this 3rd day of February, 2009.


Hearing No. 08-12-CZ12-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-3-09 adopted by said Community Zoning Appeals Board at its meeting held on the 3rd day of February, 2009.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 11th day of February, 2009.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning





Memorandum

Date: 26-SEP-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2007000344

Fire Prevention Unit:

This memo supersedes MDRF Memorandum dated October 4, 2007.

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped Septemeber 4, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDRF Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDRF requirements.

Service Impact/Demand:

Development for the above Z2007000344
located at 8300 SW 94 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1830 is proposed as the following:

3	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 0.81 alarms-annually.
The estimated average travel time is: 6:15 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped September 4, 2008. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

RONALD, RAMIRO, & MAGALI
CHAVEZ

8300 SW 94 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2007000344

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

200902000436 CIVIL NOTICE ISSUED T000615 FOR OVERGROWTH CODE 19-13(A).

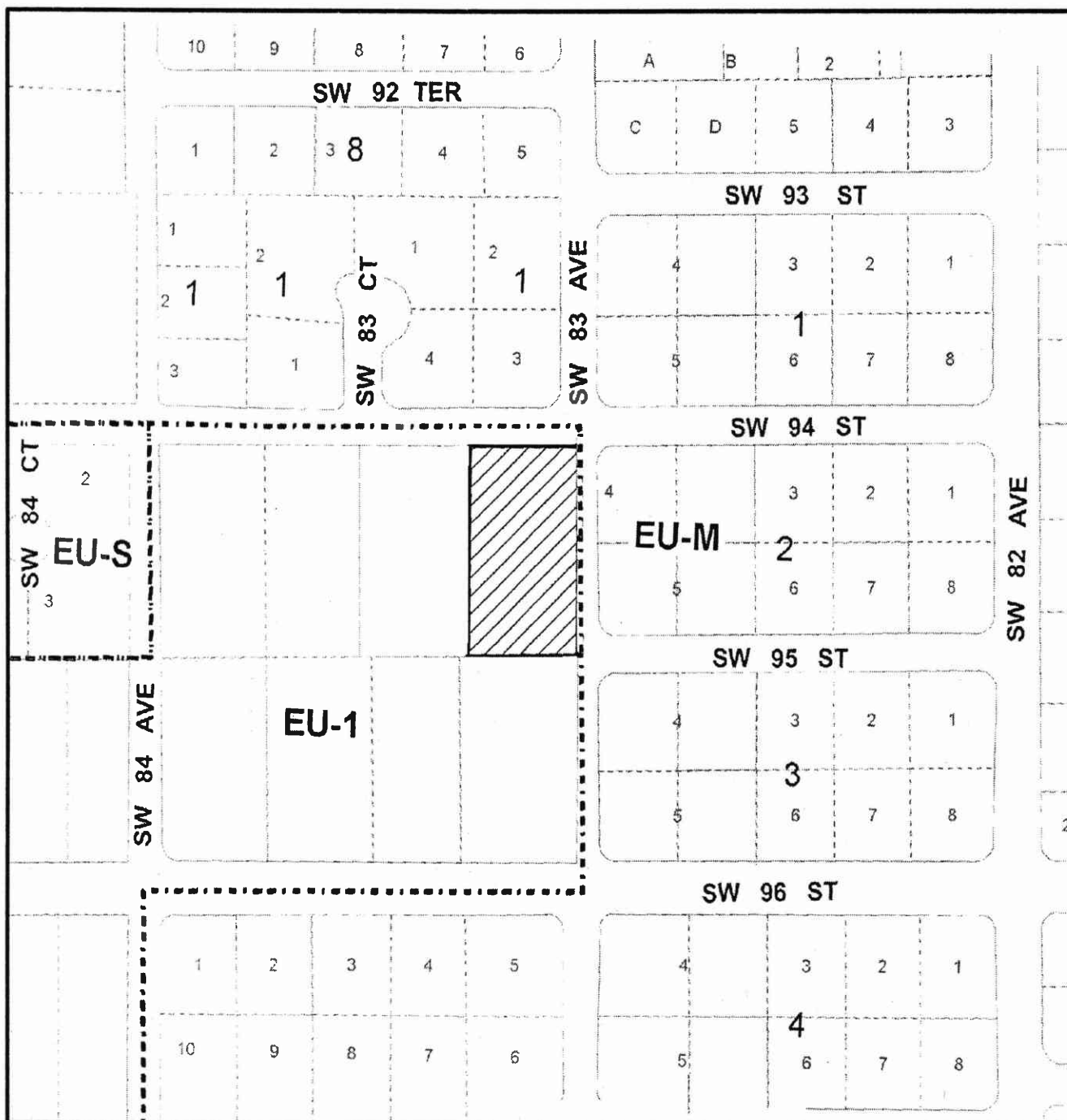
200802006404 CASE CLOSED REFERRED TO MINIMUM HOUSING FOR OPEN & ABANDONED HOUSE.

200802006602 CASE CLOSED WARNING # R96565 ISSUED FOR GRAFFITI CODE 21-30.01(F)

200802006601 CASE CLOSED WARNING # R96564 ISSUED FOR OVERGROWTH CODE 19-13(A).

200702012192 CASE CLOSED WARNING # R110888 ISSUED FOR JUNK/TRASH/OVERGROWTH CODE 19-13(A).

TIMOTHY MCCRINK



MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-344



SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS



CREATED ON: 09/28/07

REVISION	DATE	BY
Applicant Name	01/02/07	EM

21



MIAMI-DADE COUNTY
AERIAL

Process Number
07-344



SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS



CREATED ON: 09/28/07

REVISION	DATE	BY
Applicant Name	01/02/07	ESM

A. RONALD, RAMIRO, & MAGALI CHAVEZ
(Applicant)

08-12-CZ12-1 (07-344)
Area 12/District 8
Hearing Date: 2/3/09

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

A

APPLICANT'S NAME: **RONALD, RAMIRO, & MAGALI CHAVEZ**

REPRESENTATIVE: Melissa Tapanes

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
08-12-CZ12-1 (07-344)	January 6, 2009	CZAB12		09

REC: Denial without prejudice.

<input type="checkbox"/>	WITHDRAW:	<input type="checkbox"/>	APPLICATION	<input type="checkbox"/>	ITEM(S):	
<input checked="" type="checkbox"/>	DEFER:	<input type="checkbox"/>	INDEFINITELY	<input checked="" type="checkbox"/>	TO: Feb 3, 2009	<input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/>	DENY:	<input type="checkbox"/>	WITH PREJUDICE	<input type="checkbox"/>	WITHOUT PREJUDICE	
<input type="checkbox"/>	ACCEPT PROFFERED COVENANT		<input type="checkbox"/> ACCEPT REVISED PLANS			
<input type="checkbox"/>	APPROVE:	<input type="checkbox"/>	PER REQUEST	<input type="checkbox"/>	PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.
		<input type="checkbox"/>	WITH CONDITIONS			
<input checked="" type="checkbox"/>	OTHER: At applicant's request to work with staff.					

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR	X		
COUNCIL MAN		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
COUNCIL WOMAN.	M	Carla Ascencio-SAVOLA	X		
COUNCIL MAN	S	Jose I. VALDES	X		
COUNCIL WOMAN		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			7	0	

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: **ED SANCHEZ**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#1

APPLICANT'S NAME: **RONALD, RAMIRO AND MAGALI CHAVEZ**

REPRESENTATIVE: **Melissa Tapanes**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
08-12-CZ12-1 (07-344)	December 2, 2008	CZAB12		08

REC: Denial without prejudice.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____

☒ DEFER: ☐ INDEFINITELY ☒ TO: Jan 6, 2009 ☒ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH CONDITIONS

☒ OTHER: To submit a revised site plan and covenant.

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Peggy BRODEUR			X
MR.		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
MS.		Carla Ascencio-SAVOLA	X		
MR.		Jose I. VALDES	X		
MS.		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			6	0	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: **ED SANCHEZ**

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANTS: Ronald, Ramiro and Magali Chavez

PH: Z07-344 (08-12-CZ12-1)

SECTION: 3-55-40

DATE: February 3, 2009

COMMISSION DISTRICT: 8

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

EU-1 to EU-M

o **SUMMARY OF REQUEST:**

The applicants are seeking to change the zoning on the property from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

o **LOCATION:**

8300 S.W. 94 Street, Miami-Dade County, Florida.

o **SIZE:** 1.16 Acres

o **IMPACT:**

The approval of the requested district boundary change will allow the applicants to subdivide the property to provide additional residential units for the community. The rezoning of this site could have a negative impact on traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

3. **Policy LU-9C.** Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary (UDB) as designated on the LUP map.
4. **Severable Use Rights.** The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; Abandoned Residence

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 dua

SOUTH: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

EAST: EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

The 1.16 net acre subject property is a vacant lot located over 7 miles east of and within the UDB at 8300 S.W. 94 Street in an established estate single-family residential area.

E. SITE AND BUILDINGS:

Site Plan Review:

(No plans submitted.)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

N/A

Compatibility:

Acceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

Acceptable

Parking Layout/Circulation:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

This application was deferred from the January 6, 2009 meeting at the applicants' request to allow staff additional time to analyze the withdrawal of the previously submitted plans and covenant. Pursuant to a letter dated December 29, 2008, the applicants have withdrawn the previously submitted plans subdividing the property into 3 lots and the accompanying Declaration of Restrictions. This application was also deferred from the December 2, 2008 meeting at the applicants' request to submit revised plans. The subject property is a rectangular corner lot and located over 7 miles east of and within the UDB at 8300 S.W. 94 Street. The applicants are

requesting a district boundary change from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (**PWD**) has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria, will generate 3 additional PM daily peak hour **vehicle trips** and the distribution of these trips to the adjacent roadways will not exceed the acceptable Levels of Service (LOS) of the roadways, which are currently operating at LOS "C" and "D". The Miami-Dade Fire Rescue Department (**MDFR**) also has **no objections** to the application and indicates that the estimated response time is **6:15 minutes**.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 unit per gross acre to a maximum of 2.5 units per gross acre. This would generate a permissible numerical density threshold of a minimum of 1 to a maximum of 3 dwelling units on the 1.25 gross acre site. The subject property is located over 7 miles east of and within the UDB in an established Estate residential area. Staff notes that EU-M zoned properties are located immediately to the north and east of the subject site. Additionally, EU-M zoned properties are also located one block to the south of the subject property. As such, this proposal is within the numerical density threshold permitted under the LUP map designation for Estate Density Residential use, is **compatible** with the surrounding area and is, therefore, **consistent** with the LUP map of the CDMP.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall also consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The rezoning, if granted, conforms to the LUP Map density of the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed development is **consistent** with the Estate Density Residential LUP Map designation of the CDMP. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. Additionally, the proposed development does not unduly burden or affect public transportation facilities as indicated in the PWD's memorandum submitted for this application and the proposed residential development will be readily accessible by the intersection of two roadways operating at acceptable LOS standards. As previously mentioned, EU-M zoned properties exist immediately to the north and east of the subject site. Additionally, EU-M zoned properties are also found one block to the south of the subject property. Accordingly, staff notes that the proposed zoning is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation and, in staff's opinion, is **compatible** with the surrounding area.

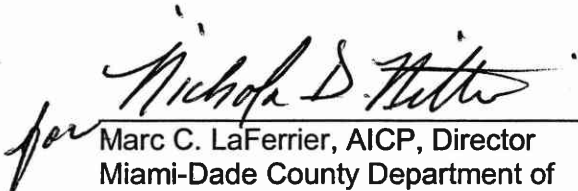
Based on all of the foregoing, staff opines that the approval of the district boundary change would be in keeping with the basic intent and purpose of the zoning and subdivision regulations. Therefore, staff recommends approval of the district boundary change from EU-1 to EU-M.

I. **RECOMMENDATION:**

Approval.

J. **CONDITIONS:** None.

DATE INSPECTED: 09/19/08
DATE TYPED: 10/10/08
DATE REVISED: 10/14/08; 10/27/08; 11/17/08; 12/03/08; 12/08/08; 01/12/09; 01/15/09
DATE FINALIZED: 01/15/09
MCL:MTF:NN:AA:JV


for Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: September 2, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-12 #Z2007000344-Revised
Ronald, Ramiro and Magali Chavez
8300 S.W. 94th Street
District Boundary Change from EU-1 to EU-M
(EU-1) (1.16 Acres)
03-55-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform with Code requirements.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit 2008-TREE-PER-00008 was issued to Ronald and Ramiro Chavez on August 29, 2008 and is scheduled to expire on August 29, 2009. The tree removal permit requires the preservation of 43 regular size trees (#6,11,18-21,23,24,26-28,30,31,36-38,40-47,49,51,59-62,73,81-84,86,93,94,99-103) and one specimen size (trunk diameter 18 inches or greater) royal poinciana tree (#53) as identified in the DERM-approved permitted plans. Also, a consent agreement was signed on August 25, 2008 to redress alleged violations of Section 24-49 (1) of the Code at this site. This consent agreement is scheduled to expire on August 25, 2008.

The site plans submitted with this application entitled "Baptist Manor", prepared by Mendez Professional Engineering Corporation, sheets LP-1-3 and dated September 17, 2007 depicts these trees to remain. Therefore, DERM has no objection to the approval of this zoning application.

All approved tree removal or relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. The applicant is advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2008-TREE-PER-00008 is required prior to the removal or relocation of any other tree on the subject property. The DERM Tree Program may be contacted at (305) 372-6574 for further information.

Enforcement History

DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: RONALD, RAMIRO & MAGALI CHAVEZ

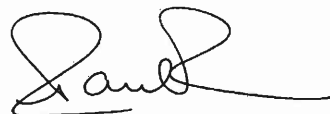
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 3 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-684	SW 88 St. e/o SW 79 Ave.	D	D
F-66	SW 88 St. w/o SW 87 Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

10-SEP-08



Memorandum

Date: 26-SEP-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2007000344

Fire Prevention Unit:

This memo supersedes MDFR Memorandum dated October 4, 2007.

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped September 4, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2007000344
located at 8300 SW 94 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1830 is proposed as the following:

<u>3</u> residential	dwelling units	<u>N/A</u> Industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.81 alarms-annually.
The estimated average travel time is: 6:15 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped September 4, 2008. Substantial changes to the letter of intent will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

RONALD, RAMIRO, & MAGALI
CHAVEZ

8300 SW 94 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2007000344

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

200902000436 CIVIL NOTICE ISSUED T000615 FOR OVERGROWTH CODE 19-13(A).

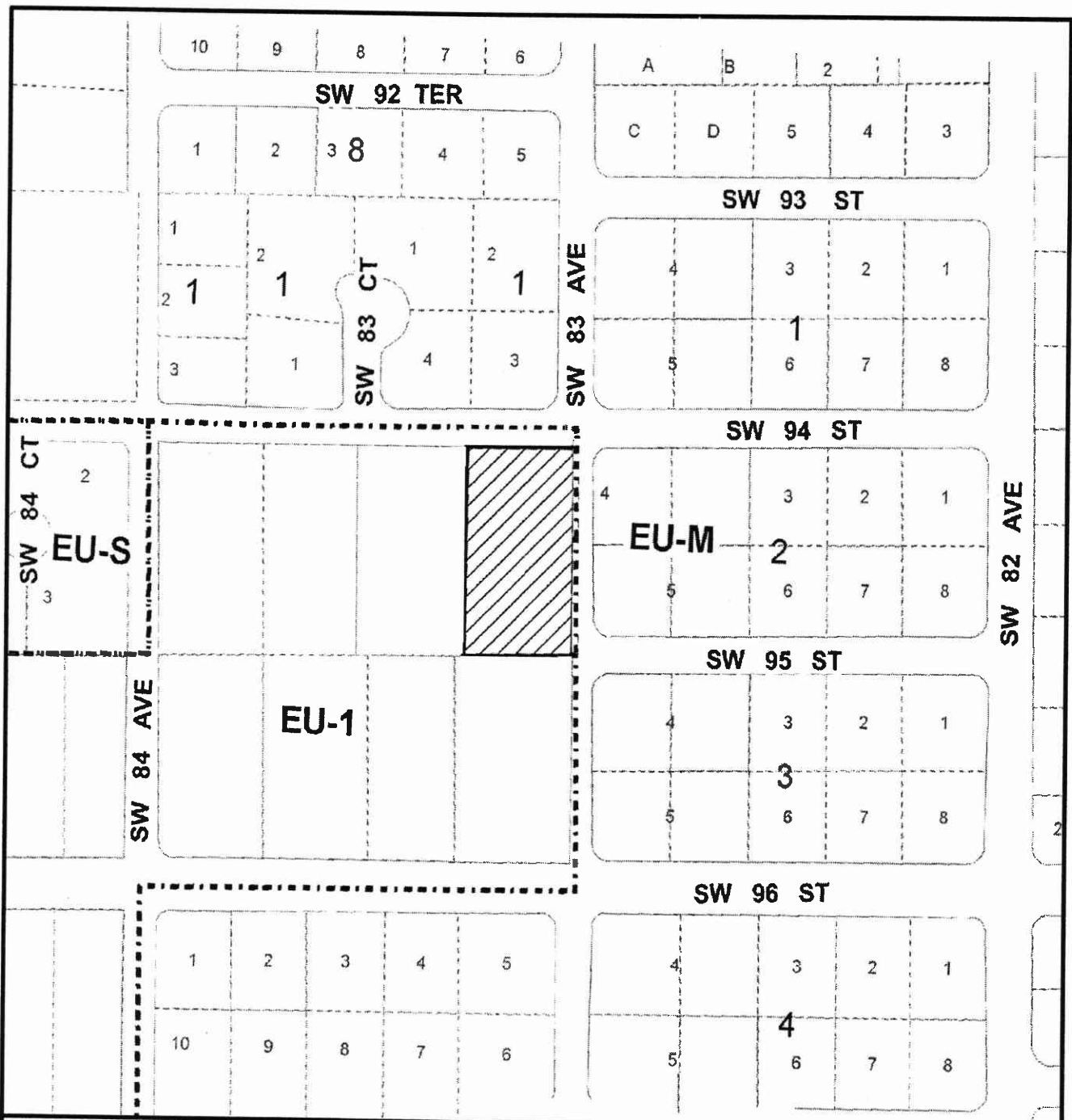
200802006404 CASE CLOSED REFERRED TO MINIMUM HOUSING FOR OPEN & ABANDONED HOUSE.

200802006602 CASE CLOSED WARNING # R96565 ISSUED FOR GRAFFITI CODE 21-30.01(F)

200802006601 CASE CLOSED WARNING # R96564 ISSUED FOR OVERGROWTH CODE 19-13(A).

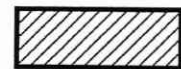
200702012192 CASE CLOSED WARNING # R110888 ISSUED FOR JUNK/TRASH/OVERGROWTH CODE 19-13(A).

TIMOTHY MCCRINK



MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-344



SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS



CREATED ON: 09/28/07

REVISION	DATE	BY
Applicant Name	01/02/07	EM

15



MIAMI-DADE COUNTY
AERIAL

Process Number
07-344



SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS



CREATED ON: 09/28/07

REVISION	DATE	BY
Applicant Name	01/03/07	SM

A. RONALD, RAMIRO, & MAGALI CHAVEZ
(Applicant)

08-12-CZ12-1 (07-344)
Area 12/District 8
Hearing Date: 1/6/09

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#1

APPLICANT'S NAME: **RONALD, RAMIRO AND MAGALI CHAVEZ**

REPRESENTATIVE: **Melissa Tapanes**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
08-12-CZ12-1 (07-344)	December 2, 2008	CZAB12		08

REC: Denial without prejudice.

- ☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S): _____
- ☒ DEFER: ☐ INDEFINITELY ☒ TO: Jan 6, 2009 ☒ W/LEAVE TO AMEND
- ☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE
- ☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS
- ☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
- ☐ WITH CONDITIONS
- ☒ OTHER: To submit a revised site plan and covenant.

TITLE	M/S	NAME	YES	NO	ABSENT
MS.		Peggy BRODEUR			X
MR.		Jorge Luis GARCIGA	X		
VICE-CHAIRMAN		Alberto SANTANA	X		
MS.		Carla Ascencio-SAVOLA	X		
MR.		Jose I. VALDES	X		
MS.		Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		

VOTE: **6** **0**

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: **ED SANCHEZ**

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANTS: Ronald, Ramiro and Magali Chavez

PH: Z07-344 (08-12-CZ12-1)

SECTION: 3-55-40

DATE: January 6, 2009

COMMISSION DISTRICT: 8

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

EU-1 to EU-M

o **SUMMARY OF REQUEST:**

The applicants are seeking to change the zoning on the property from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

o **LOCATION:**

8300 S.W. 94 Street, Miami-Dade County, Florida.

o **SIZE:** 1.16 Acres

o **IMPACT:**

The approval of the requested district boundary change will allow the applicants to subdivide the property to provide additional residential units for the community. The rezoning of this site could have a negative impact on traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

3. **Policy LU-9C.** Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary (UDB) as designated on the LUP map.
4. **Severable Use Rights.** The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; Abandoned Residence

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 dua

SOUTH: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

EAST: EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

The 1.16 net acre subject property is a vacant lot located over 7 miles east of and within the UDB at 8300 S.W. 94 Street in an established estate single-family residential area.

E. SITE AND BUILDINGS:

Site Plan Review:

(Plans submitted.)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

Unacceptable

Compatibility:

Unacceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

Unacceptable

Access:

Unacceptable

Parking Layout/Circulation:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

This application was deferred from the December 2, 2008 meeting at the applicant's request to submit revised plans. As of the time of this writing, staff has not received any revised plans. The subject property is a rectangular corner lot and located over 7 miles east of and within the UDB at 8300 S.W. 94 Street. The applicants are requesting a district boundary change from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District. Plans submitted by the applicants illustrate the intent to subdivide the subject property into three (3) EU-M zoned lots. It is the intent of the applicants to utilize SUR's to obtain the zoning bonuses for lot frontage and lot area to achieve the desired configuration. One-story, single-family residences

characterize the surrounding area. The applicants have voluntarily proffered a covenant restricting the development of the site to the submitted plans and limiting the density to a maximum of 3 units with the utilization of Severable Use Rights (SUR's).

Plans submitted by the applicants illustrate the subject property subdivided into 3 EU-M zoned lots, each fronting on SW 83 Avenue. The proposed corner lot situated at the SW corner and of SW 94 Street and of SW 83 Avenue has been proposed with a lot frontage of 100.82' and a net lot area of 14,417 sq. ft.; the remaining lots situated on the middle and southern portions of the site have been proposed each with lot frontages of 100' and net lot areas of 14,300 sq. ft. The EU-M zoning regulations require lots to have a minimum lot frontage of 120', a minimum lot depth of 115' and a minimum net lot area of 15,000 sq. ft. Staff notes that the 3 proposed lots do not comply with the minimum lot frontage and lot area required. However, the applicants have voluntarily proffered a covenant, which along with restricting the subdivision to be developed in accordance with the submitted plans, requires the applicants to purchase and utilize one (1) Severable Use Right (SUR) to obtain the SUR bonus for lot frontage (allows 100' minimum) and for lot area (allows 12,500 minimum). Staff is none of the less not supportive of the district boundary change and the proposed subdivision plan as submitted.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (PWD) has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria, will generate 3 additional PM daily peak hour **vehicle trips** and the distribution of these trips to the adjacent roadways will not exceed the acceptable Levels of Service (LOS) of the roadways, which are currently operating at LOS "C" and "D". The Miami-Dade Fire Rescue Department (MDFR) also has **no objections** to the application and indicates that the estimated response time is **6:15 minutes**.

As previously mentioned, the approval of the requested district boundary change would allow the applicants to subdivide the property into 3 residential lots. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 unit per gross acre to a maximum of 2.5 units per gross acre. This would generate a permissible numerical density threshold of a minimum of 1 to a maximum of 3 dwelling units on the 1.25 gross acre site. The applicants have submitted a proposed subdivision plan illustrating the division of the land into three EU-M parcels and a covenant restricting the development of the site to the submitted plans and requiring the purchase of SUR's. As such, this proposal is within the numerical density threshold permitted under the LUP map designation for Estate Density Residential use and is, therefore, **consistent** with the LUP map of the CDMP. As previously mentioned, however, staff notes that the 3 illustrated lots have been configured with substandard lot frontages that do not comply with the minimum frontage requirement of 120' for EU-M lots, and specifically have measurements of 100', 100' and 100.82'. Additionally, said proposed lots also do not comply with the minimum lot area requirement of 15,000 sq. ft. for EU-M lots, and specifically have lot areas of 14,300 sq. ft., 14,300 sq. ft. and 14,417 sq. ft. Within **Policy LU-9C** of the interpretative text of the CDMP, it is indicated that the entire unincorporated area of Miami-Dade County within the Urban Development Boundary (UDB) is eligible to receive and utilize SUR's in accordance with provisions of Chapter 33-B of the Zoning Code. The subject property is located over 7 miles east of and within the UDB in an established Estate residential area. With the utilization of SUR's, the proposed EU-M zoning, if approved, would receive a development bonus that reduces the required lot frontage from 120' to 100' and lessens the required net lot area from 15,000 sq. ft. (0.344 acre) to 12,500 sq. ft. (0.287 acre) for

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EU-M zoned properties. As previously mentioned, the plans submitted by the applicants reflect an intended development of the 3 lots with the utilization of the SUR bonus for lot frontage and lot area. As such, the applicant's proposal of 3 EU-M zoned lots, utilizing SURs, is within the density range which permits up to 3 residential units and thus is consistent with the CDMP and is consistent with Policy LU-9C of the CDMP. However, staff opines that the approval of the proposal would be out of character with the development pattern in the area as no similar approvals exist in the immediate vicinity. Specifically, approval of this application, in staff's opinion, will disrupt the development pattern of the EU-1 established block area where the subject property lies, which consists of eight EU-1 zoned lots. Additionally, staff opines that approval of this zone change could precipitate further development in this block area located between SW 94 Street and SW 96 Street, and between SW 83 Avenue and SW 84 Avenue. Furthermore, staff notes that the residence located to the north of the subject site has a net lot area of 19,493 sq. ft. Additionally, the properties located to the east of the subject site have net lot areas of 17,652 sq. ft. and 17,484 sq. ft., which are larger lot areas than the ones being proposed. Accordingly, staff notes that, although the proposed development is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation, in staff's opinion, the proposed zone change to EU-M as proposed is **incompatible** with the surrounding area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall also consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The rezoning, if granted, conforms to the LUP Map density of the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed development is **consistent** with the Estate Density Residential LUP Map designation of the CDMP. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. Additionally, the proposed development does not unduly burden or affect public transportation facilities as indicated in the PWD's memorandum submitted for this application and the proposed residential development will be readily accessible by the intersection of two roadways operating at acceptable LOS standards. However, as previously mentioned, approval of this application, in staff's opinion, will disrupt the development pattern of the EU-1 established block area where the subject property lies, which consists of eight EU-1 zoned lots. Additionally, staff opines that approval of this zone change could precipitate further development in this block area. Furthermore, as previously mentioned, staff notes that the property located to the north of the subject site has a net lot area of 19,493 sq. ft. and the properties located to the east of the subject site have net lot areas of 17,652 sq. ft. and 17,484 sq. ft., which are larger lot areas than the ones being proposed. The EU-1 zoned lot located to the west of the subject property contains a lot area of 50,530 sq. ft. and the EU-1 zoned lot located to the south has 57,935 sq. ft. of lot area. The submitted site plan illustrates a configuration of 3 lots that are not harmonious with the lot size of the neighboring properties, and as such, would, in staff's opinion, create a detrimental impact that would compromise the stability and appearance of the immediate area. Accordingly, staff notes that, although the proposed development is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation, the application, in staff's opinion, is **incompatible** with the surrounding area.

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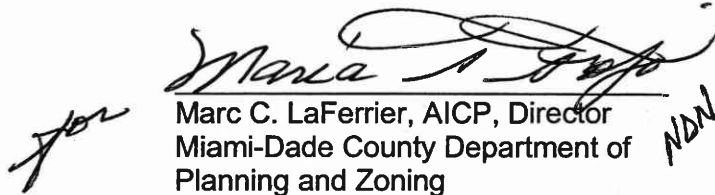
Based on all of the foregoing, staff opines that the approval of the district boundary change would not be in keeping with the basic intent and purpose of the zoning and subdivision regulations. Additionally, although the requested zone change to EU-M is **consistent** with the CDMP, staff is of the opinion that approval of same will be **incompatible** with the surrounding area. Therefore, staff recommends denial without prejudice of the district boundary change from EU-1 to EU-M.

I. **RECOMMENDATION:**

Denial without prejudice.

J. **CONDITIONS:** None.

DATE INSPECTED: 09/19/08
DATE TYPED: 10/10/08
DATE REVISED: 10/14/08; 10/27/08; 11/17/08; 12/03/08; 12/08/08
DATE FINALIZED: 12/08/08
MCL:MTF:NN:AA:JV


Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum



Date: September 2, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-12 #Z2007000344-Revised
Ronald, Ramiro and Magali Chavez
8300 S.W. 94th Street
District Boundary Change from EU-1 to EU-M
(EU-1) (1.16 Acres)
03-55-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line.

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform with Code requirements.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit 2008-TREE-PER-00008 was issued to Ronald and Ramiro Chavez on August 29, 2008 and is scheduled to expire on August 29, 2009. The tree removal permit requires the preservation of 43 regular size trees (#6,11,18-21,23,24,26-28,30,31,36-38,40-47,49,51,59-62,73,81-84,86,93,94,99-103) and one specimen size (trunk diameter 18 inches or greater) royal poinciana tree (#53) as identified in the DERM-approved permitted plans. Also, a consent agreement was signed on August 25, 2008 to redress alleged violations of Section 24-49 (1) of the Code at this site. This consent agreement is scheduled to expire on August 25, 2008.

The site plans submitted with this application entitled "Baptist Manor", prepared by Mendez Professional Engineering Corporation, sheets LP-1-3 and dated September 17, 2007 depicts these trees to remain. Therefore, DERM has no objection to the approval of this zoning application.

All approved tree removal or relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. The applicant is advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2008-TREE-PER-00008 is required prior to the removal or relocation of any other tree on the subject property. The DERM Tree Program may be contacted at (305) 372-6574 for further information.

Enforcement History

DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: RONALD, RAMIRO & MAGALI CHAVEZ

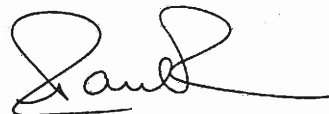
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 3 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

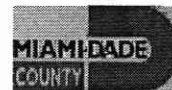
Sta.#		LOS present	LOS w/project
F-684	SW 88 St. e/o SW 79 Ave.	D	D
F-66	SW 88 St. w/o SW 87 Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

10-SEP-08



Memorandum

Date: 26-SEP-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2007000344

Fire Prevention Unit:

This memo supersedes MDFR Memorandum dated October 4, 2007.

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped September 4, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2007000344
located at 8300 SW 94 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1830 is proposed as the following:

<u>3</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.81 alarms-annually.
The estimated average travel time is: 6:15 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped September 4, 2008. Substantial changes to the letter of intent will require additional service impact analysis.

DATE: 10/05/07

REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

RONALD, RAMIRO & MAGALI
CHAVEZ

8300 S.W. 94 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

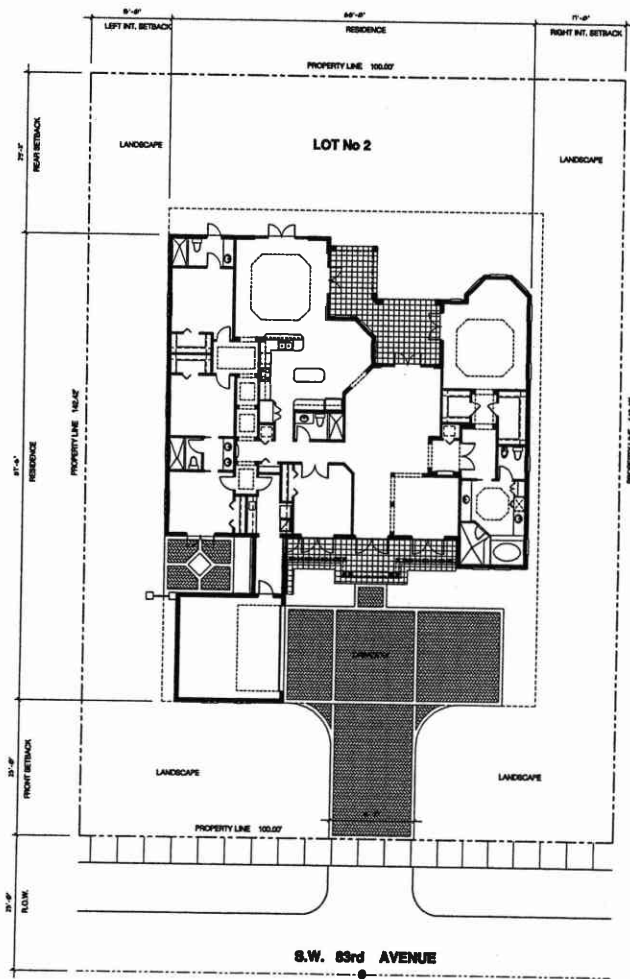
Z2007000344

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

There was one previously closed sign violation case:
200602012182: Sign on ROW-removed by NCO-insufficient info-closed

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 MIAMI-DADE COUNTY
 PLANNING DEPARTMENT
 2011.05.10



Site Plan Scale: 3/32" = 1'-0"
 MODEL "A" (ONE STORY)

SITE USE DATA

ZONING:	BU-M
NET LAND AREA - ACRES:	.354
NET LAND AREA - SQUARE FEET:	14,910.00 Sq. Ft.
LOT COVERAGE ALLOWED (10% MAX.):	4,473.00 Sq. Ft.
LOT COVERAGE PROVIDED (28.61%):	4,280.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	24'-0"
SETBACKS:	REQUIRED PROVIDED
FRONT	35'-0" 35'-0"
REAR	35'-0" 35'-11"
INTERIOR SIDE (RIGHT)	15'-0" 17'-0"
INTERIOR SIDE (LEFT)	15'-0" 15'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3 TOWNSHIP 36 SOUTH, 40 RANGE LESS THE NORTH 15' A. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art-Tech
 CONSULTING ENGINEERS

Mendez Professional Engineering Corp.
 1385 CORAL WAY, SUITE 203
 MIAMI, FL 33145
 Phone: (305) 854 9824

PROFESSIONAL
 ENGINEERING
 CA 00000000

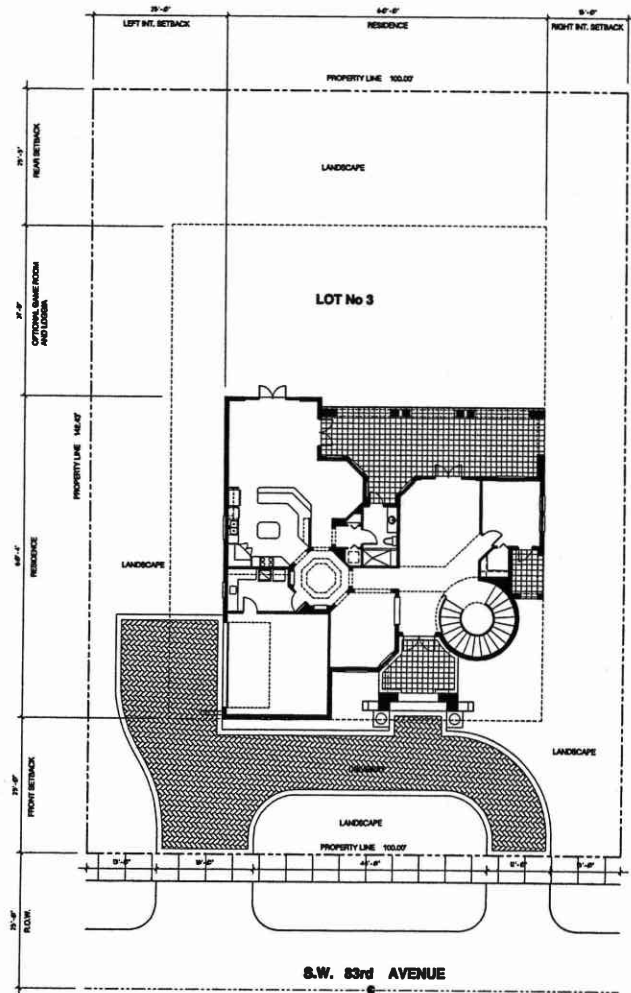
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 Scale: AS NOTED
 Drawn: ET-LA
 Png:
 Drawing:

A-1.1

BAPTIST MANOR
 S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

REVISIONS

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PLANNING & ZONING
DIVISION
JUN 14 2006



Site Plan
MODEL "B" (TWO STORY)

Scale: 3/32" = 1'-0"



SITE USE DATA

ZONING:	EU-M
NET LAND AREA - ACRES:	.304
NET LAND AREA - SQUARE FEET:	14,200.00 Sq. Ft.
LOT COVERAGE ALLOWED (80% MAX.):	4,860.00 Sq. Ft.
LOT COVERAGE PROVIDED (88.1%):	3,140.00 Sq. Ft.
EXCLUDING OPTIONAL GAME ROOM AND LOGGIA	
LOT COVERAGE PROVIDED (88.1%):	3,810.00 Sq. Ft.
INCLUDING OPTIONAL GAME ROOM AND LOGGIA	
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	34'-0"
RETRACTS:	
FRONT	REQUIRED: 25'-0" PROVIDED: 25'-0"
REAR (EXCLUDING OPTIONS)	REQUIRED: 25'-0" PROVIDED: 25'-0"
REAR (INCLUDING OPTIONS)	REQUIRED: 25'-0" PROVIDED: 25'-0"
INTERIOR SIDE (RIGHT)	REQUIRED: 10'-0" PROVIDED: 10'-0"
INTERIOR SIDE (LEFT)	REQUIRED: 10'-0" PROVIDED: 10'-0"



Location Map N.T.A.

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8 TOWNSHIP 16 SOUTH, 40 RANGE, LESS THE NORTH 55.6, FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art-Tech
DESIGN GROUP, INC.
REGISTERED PROFESSIONAL ENGINEERS

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824

Jose Armando Mendez
Professional Engineer
P.E. No. 53208

Professional Engineer
CORPORATE SEAL
ON EXHIBIT

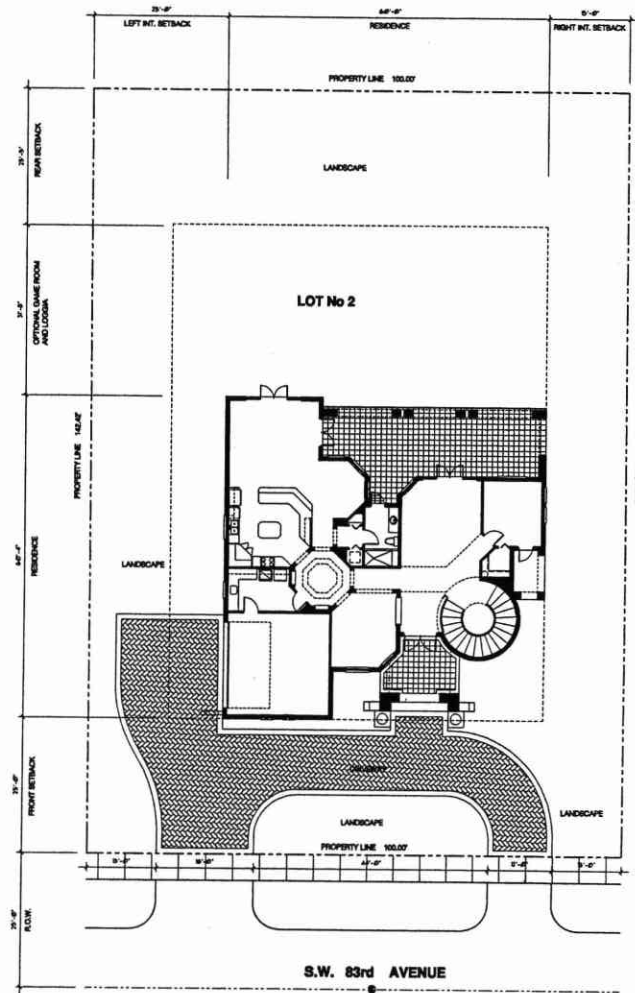
Date: 05-17-07
Scale: AS NOTED
Drawn: ET-LA
Proj.
Drawing

B-1.2

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MIAMI, FL

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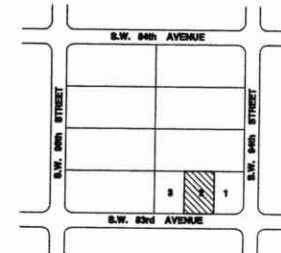
Site Plan
MODEL "B" (TWO STORY)

Scale: 3/32" = 1'-0"



SITE USE DATA

ZONING:	ES-M
NET LAND AREA - ACRES:	.254
NET LAND AREA - SQUARE FEET:	14,900.00 Sq. Ft.
LOT COVERAGE ALLOWED (80% MAX):	4,980.00 Sq. Ft.
LOT COVERAGE PROVIDED (82.1%):	3,140.00 Sq. Ft.
EXCLUDING OPTIONAL GAME ROOM AND LOGGIA	
LOT COVERAGE PROVIDED (84.4%):	3,810.00 Sq. Ft.
EXCLUDING OPTIONAL GAME ROOM AND LOGGIA	
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	34'-0"
SETBACKS:	
FRONT	REQUIRED: 20'-0" PROVIDED: 20'-0"
REAR (EXCLUDING OPTIONS)	25'-0" 25'-1"
REAR (EXCLUDING OPTIONS)	25'-0" 25'-0"
INTERIOR SIDE (RIGHT)	10'-0" 10'-0"
INTERIOR SIDE (LEFT)	10'-0" 10'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 9 TOWNSHIP 35 SOUTH, 40 RANGE 18E THE NORTH 1/2 S. & FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art-Tech DESIGN GROUP, CORP.
CONSULTING ENGINEERS

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 8824

José Antonio Mendez
Professional Engineer
P.E. No. 53308

Professional Engineer
No. 53308

Date: 09-17-07
Scale: AS NOTED
Drawn: ET-LA
Proj.
Drawing

B-1.1

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MIAMI, FL

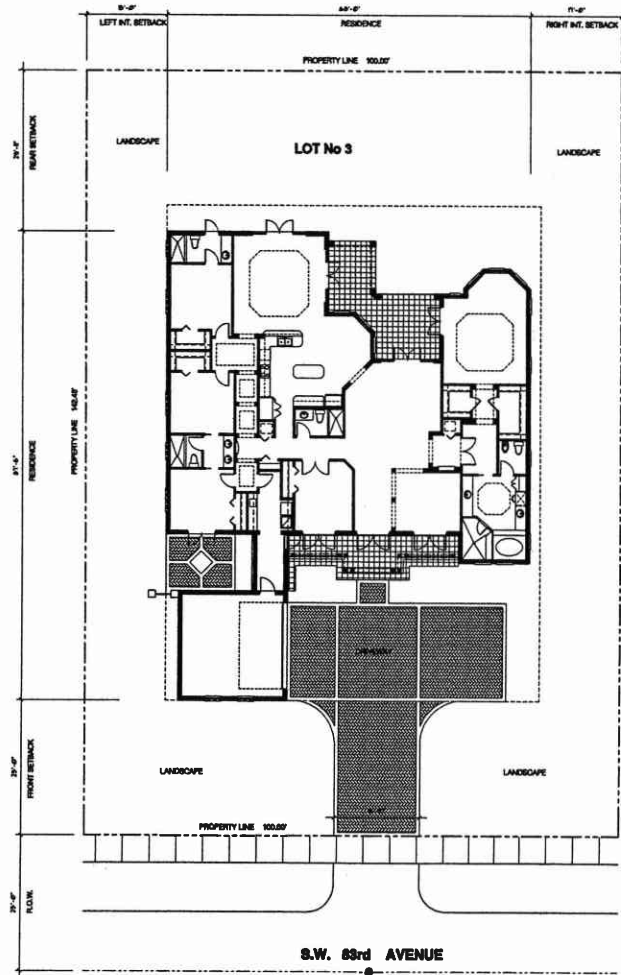
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 8824

José Antonio Mendez
Professional Engineer
P.E. No. 53308

Professional Engineer
No. 53308

Date: 09-17-07
Scale: AS NOTED
Drawn: ET-LA
Proj.
Drawing

B-1.1

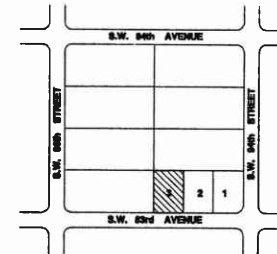


Site Plan
Scale: 3/32" = 1'-0"
MODEL "A" (ONE STORY)

SITE USE DATA

ZONING:	EU-M
NET LAND AREA - ACRES:	.334
NET LAND AREA - SQUARE FEET:	14,340.00 Sq. Ft.
LOT COVERAGE ALLOWED (80% MAX.):	4,572.00 Sq. Ft.
LOT COVERAGE PROVIDED (55.81%):	4,380.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	24'-0"

SETBACKS:	REQUIRED	PROVIDED
FRONT:	35'-0"	35'-0"
REAR:	35'-0"	35'-11"
INTERIOR SIDE (RIGHT):	10'-0"	17'-0"
INTERIOR SIDE (LEFT):	10'-0"	10'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 33 SOUTH, 40 RANGE LESS THE NORTH 16 S. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art-Tech design group, corp.
CONSULTING DESIGNERS

Mendez Professional Engineering Corp.
1385 CORAL WAY, SUITE 202
MIAMI, FL 33146
Phone: (305) 854 8824

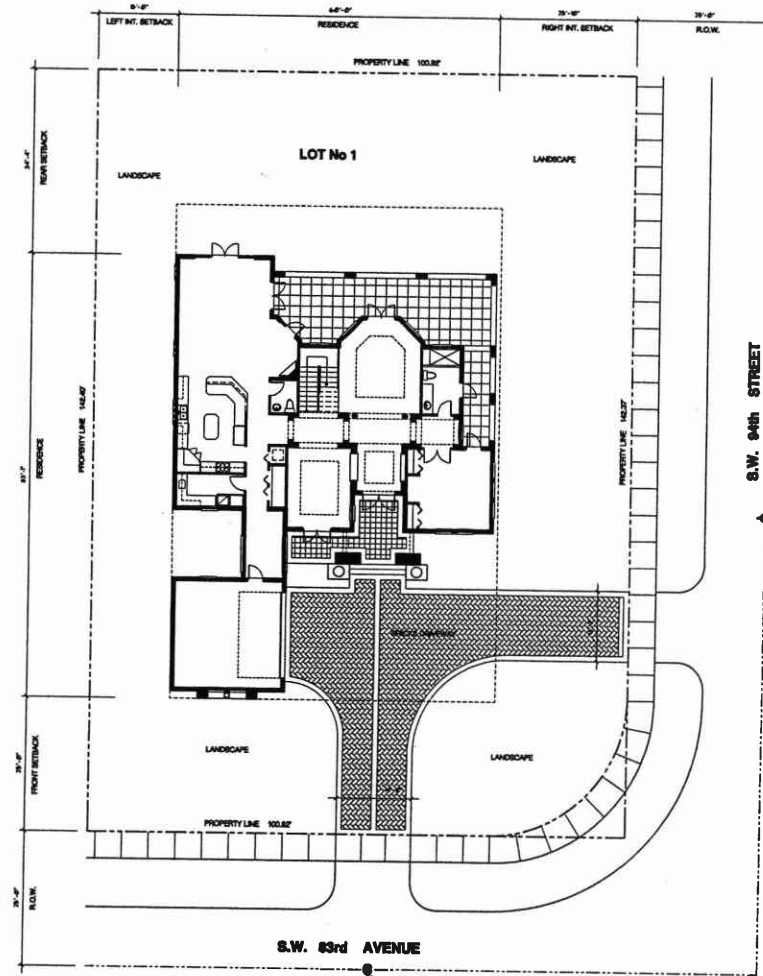
PROFESSIONAL
ENGINEERING CORP.
CA 00000000

Date: 05-17-07
Scale: AS NOTED
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Drawing:

A-1.2

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MIAMI, FL

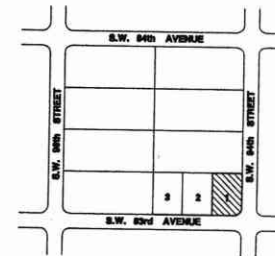
RECEIVED
MIAMI-DADE COUNTY
PLANNING & ZONING
DATE: SEP 15 2008
BY: JAL



Site Plan
Scale: 3/32" = 1'-0"
MODEL "C" (TWO STORY)

SITE USE DATA

ZONING:	BJ-M
NET LAND AREA - ACRES:	.304
NET LAND AREA - SQUARE FEET:	14,088.87 Sq. Ft.
LOT COVERABLE ALLOWED (BY ZONING):	4,879.80 Sq. Ft.
LOT COVERAGE PROVIDED (AS SHOWN):	3,877.82 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	34'-0"
SETBACKS:	
FRONT	REQUIRED: 25'-0" PROVIDED: 25'-0"
REAR	REQUIRED: 34'-0" PROVIDED: 34'-0"
SIDE STREET	REQUIRED: 25'-0" PROVIDED: 25'-0"
INTERIOR SIDE (LEFT)	REQUIRED: 15'-0" PROVIDED: 15'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 1 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 26 SOUTH, 40 RANGE, LESS THE NORTH 25.00' FOR FRONT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art-Tech design group, c.o.p.
CONSULTING DESIGNERS

Mendez Professional Engineering Corp.
Jose Antonio Mendez
Professional Engineer
P.E. No. 53289
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 554-8824



Date: 08-17-07
Scale: AS NOTED
Drawn: ET-LA
Proj.
Drawing

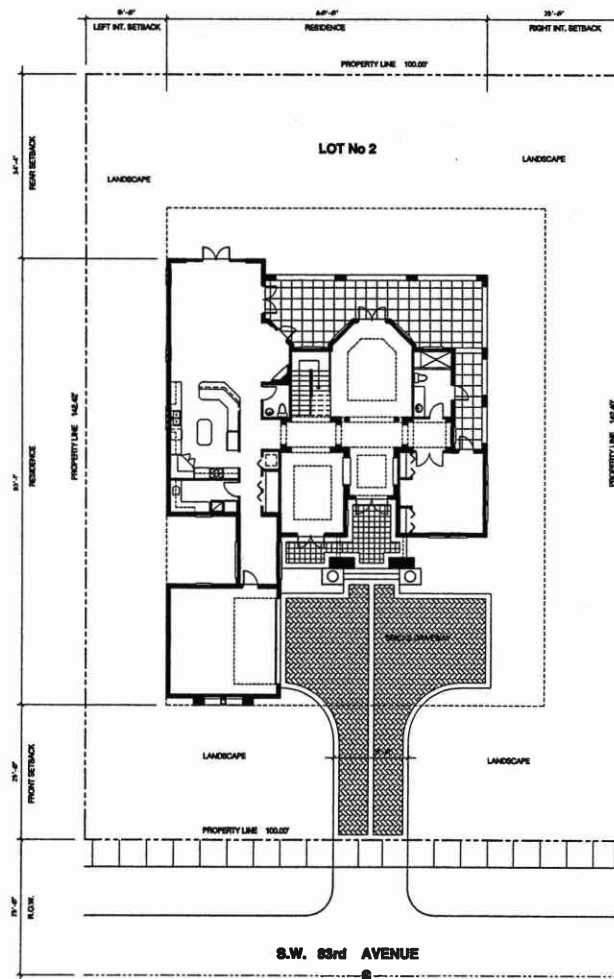
C-1.1

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MIAMI, FL

REVISIONS

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1000-200-00-00-00-00
DATE: 08-10-07
BY: [illegible]



Site Plan Scale: 3/32" = 1'-0"
MODEL "C" (TWO STORY)

SITE USE DATA

ZONING:	BU-44
NET LAND AREA - ACRES:	.380
NET LAND AREA - SQUARE FEET:	14,940.00 Sq. Ft.
LOT COVERAGE ALLOWED (80% MAX.):	4,572.00 Sq. Ft.
LOT COVERAGE PROVIDED (84.8%):	3,807.88 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED:	30'-0"
BUILDING HEIGHT PROVIDED:	34'-0"

SETBACK:	REQUIRED	PROVIDED
FRONT	30'-0"	30'-0"
REAR	30'-0"	34'-0"
RIGHT SIDE	10'-0"	30'-0"
LEFT SIDE	10'-0"	10'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/4 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 40 SOUTH 40 RANGE 18E NORTH 28E 1 FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art-Tech
RESERVING DESIGNERS

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854-9824



Date: 08-17-07
Scale: AS NOTED
Drawn: ET-LA
Prod.
Drawing

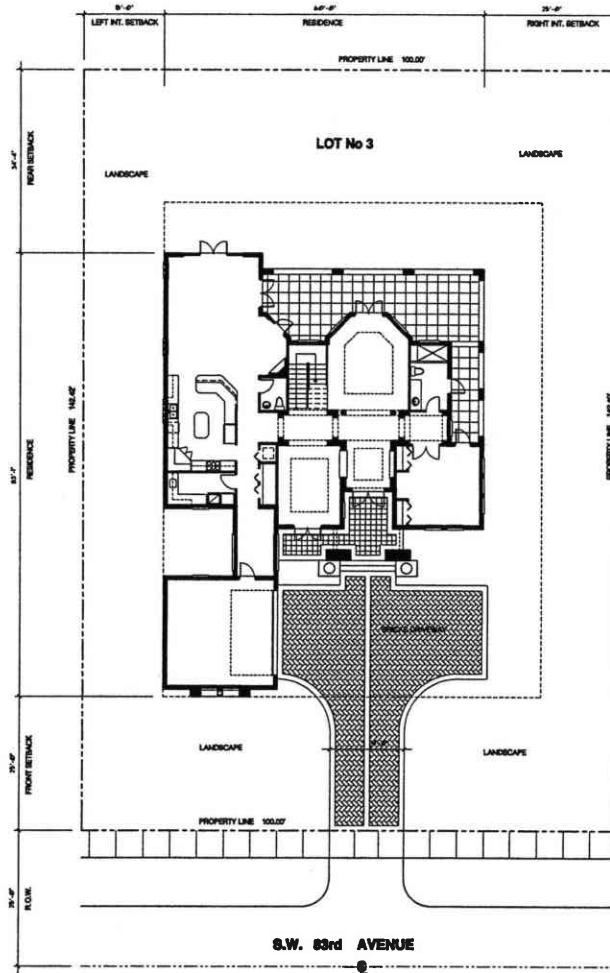
C-1.2

REVISIONS

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MIAMI, FL

20

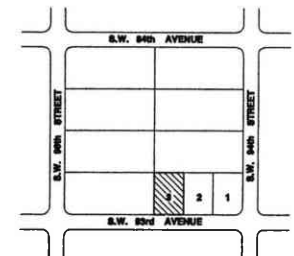
RECEIVED
MIAMI-DADE COUNTY
PLANNING DEPARTMENT
DATE: 05/14/07
BY: [Signature]



Site Plan
MODEL "C" (TWO STORY)

SITE USE DATA

ZONING:	BJM
NET LAND AREA - ACRES:	3.08
NET LAND AREA - SQUARE FEET:	14,940.00 Sq. Ft.
LOT COVERAGE ALLOWED (MAX.):	4,372.00 Sq. Ft.
LOT COVERAGE PROVIDED (MAX.):	3,807.88 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	34'-0"
RETRACT:	REQUIRED
FRONT:	35'-0"
REAR:	35'-0"
RIGHT SIDE:	35'-0"
LEFT SIDE:	35'-0"



Location Map

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8 TOWNSHIP 28 SOUTH, 40 RANGE 18E THE NORTH 30 S. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art - Tech
CONSULTING ENGINEERS

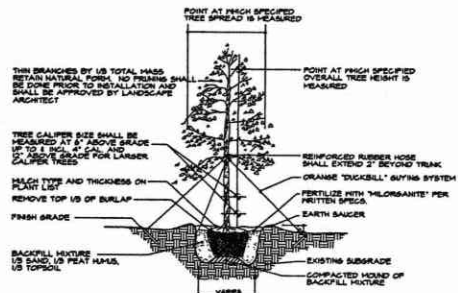
Mendez Professional Engineering Corp.
1335 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 8824

JOSE ANTONIO MENDEZ
Professional Engineer
P.E. No. 55208

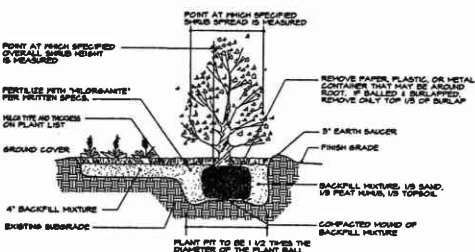
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Proj.
Drawing

C-1.3

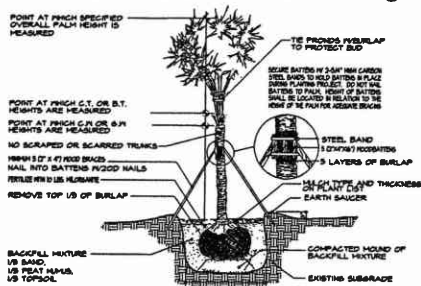
THIN BRANCHES BY 1/3 TOTAL MASS.
RETAIN NATURAL FORM. NO PRUNING S
BE DONE PRIOR TO INSTALLATION AND
SHALL BE APPROVED BY LANDSCAPE
ARCHITECT



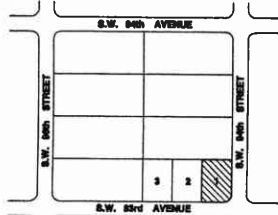
Tree Planting Detail



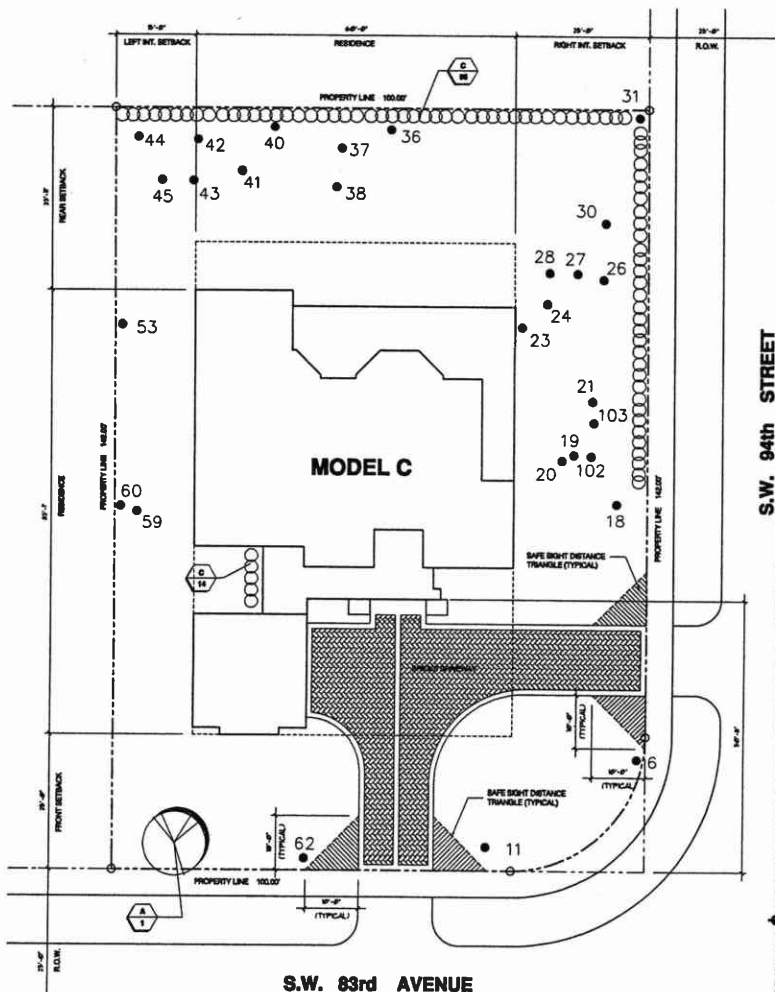
Shrub & Ground Cover Planting



Palm Planting Detail



Location Map



Landscape Plan **Scale: 3/32" = 1'-0"**

LOT 1

LEGAL DESCRIPTION

LOT 1 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4
OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE
LESS THE NORTH 25 S. FOR RIGHT OF WAY PURPOSES ALL
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

THE SAFE SIGHT DISTANCE TRIANGLE SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET ABOVE THE PAVEMENT, GROUND COVERS, SHRUBS, VINES, HEDGES, TREES, ROCKS, WALLS AND FENCES.

EXISTING TREE SCHEDULE						
	TREE NUMBER	DIAMETER (IN FEET)	HEIGHT (IN FEET)	CANOPY (IN FEET)	COMMON NAME	REMARKS
(*)	6	1.2	30	32	ONE	EXISTING TREE TO REMAIN
(*)	11	1.4	89	69	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	18	1.5	30	30	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	19	1.2	40	30	ONE	EXISTING TREE TO REMAIN
(*)	20	0.9	30	30	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	21	0.9	30	32	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	23	0.8	12	10	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	24	1.0	30	30	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	28	1.2	40	30	ONE	EXISTING TREE TO REMAIN
(*)	27	0.7	22	15	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	28	0.6	10	15	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	30	1.0	22	20	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	31	2 X 0.8	15	20	ORCHID TREE	EXISTING TREE TO REMAIN
(*)	36	0.8	19	15	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	37	0.6	12	10	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	38	0.9	12	10	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	40	0.6	12	10	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	41	0.6	12	10	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	42	0.6	12	10	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	43	0.6	12	10	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	44	0.6	19	10	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	45	0.6	12	10	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	53	2.0	40	40	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	56	0.6	25	28	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	60	0.3	20	18	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	61	0.8	30	28	COCONUT PALM	EXISTING TREE TO REMAIN
(*)	62	1.2	40	30	ROYAL PONCHANA	EXISTING TREE TO REMAIN
(*)	102	—	0.0	0.0	PAVM	EXISTING TREE TO REMAIN
(*)	103	—	0.0	0.0	PALM	EXISTING TREE TO REMAIN

NOTE:

1. GENERAL CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING TREES TO REMAIN.
2. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECTS OF ANY DISCREPANCY OF LOCATION OF EXISTING TREES SHOWN IN LANDSCAPE PLAN.
3. SEE EXISTING TREE SURVEY FOR EXISTING TREES TO BE REMOVED.
4. THE PROPOSED LANDSCAPE PLAN SHOWS THE NEW LOCATION OF EXISTING TREES TO BE RELOCATE.
5. SEE EXISTING TREE SURVEY FOR LOCATION OF EXISTING TREES TO BE RELOCATED.

LANDSCAPE LEGEND

[illegible]

SYMBOL USED ON PLANT			PLANT NAME		NATIVE SPECIES		CALIPER		HEIGHT	CANOPY DIRM	QUANTITY
Symbol	New	Exist.	Scientific	Common	Yes	No	Installed	Installed at maturity	# maturity		
A	X		Quercus Virginica	Live Oak	X				10'-0"	10'-0"	1 (10)
C	X		Non-sapindaceae	Hickory	X				24" min.	30' C.O.	150
D	X		Non-sapindaceae	Hickory	X						

LANDSCAPE NOTES:

(a) 1. EXISTING TREES #10, #53, #58, AND #60 ARE COUNTED AS PART OF THE LOT TREE REQUIREMENTS. SEE EXISTING TREE SCHEDULE IN THIS SHEET.
GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION OF THE EXISTING TREES

(a) 2. EXISTING TREES #U11, #18, #26, #30, AND #42 WILL BE COUNTED AS PART OF THE STREET TREES REQUIREMENT. SEE EXISTING TREE SCHEDULE IN THIS SHEET.
GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION OF THE EXISTING TREES



LOT 5 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE LESS THE NORTH 25 F. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

THE SAFE SIGHT DISTANCE TRIANGLE SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET ABOVE THE PAVEMENT, GROUND COVERS, SHRUBS, VINES, HEDGES, TREES, ROCKS, WALLS AND FENCES.

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Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
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Phone: (305) 854 9824



McGraw-Hill

Date 09-17-07

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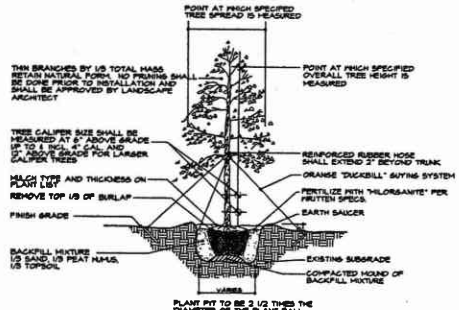
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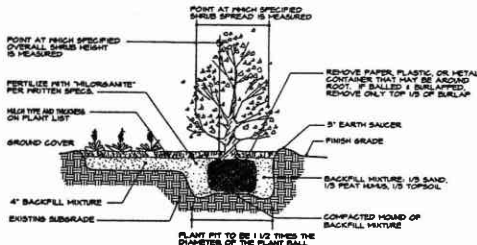
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LP-3

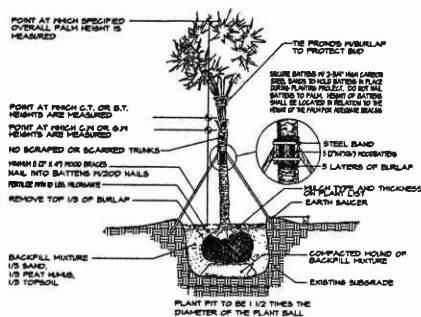
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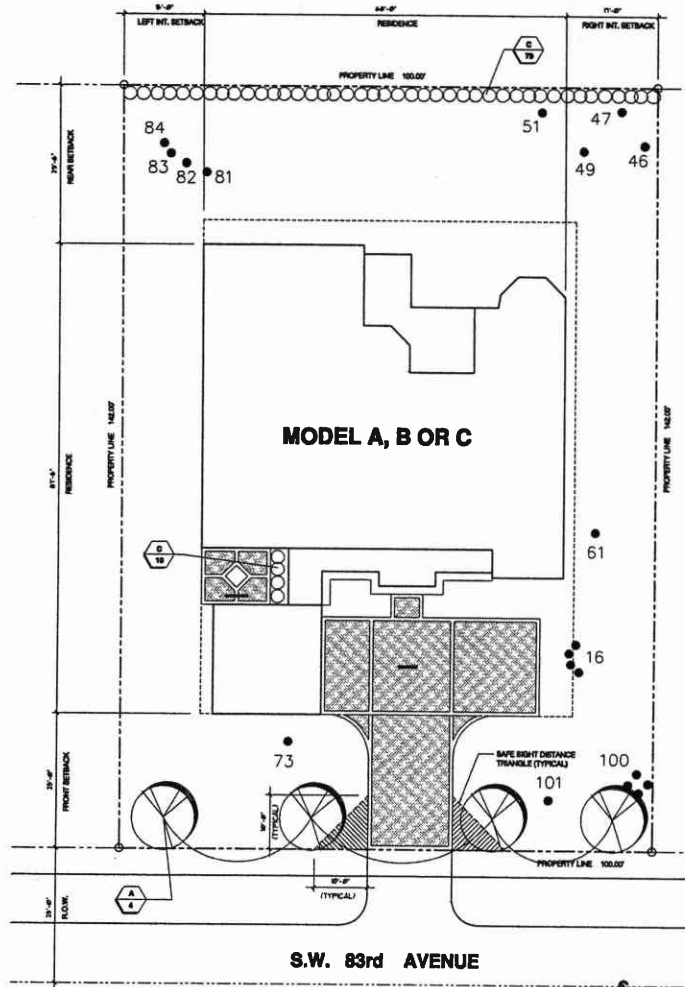
Tree Planting Detail



Shrub & Ground Cover Planting



Palm Planting Detail



Landscape Plan LOT 2

Scale: 3/32" = 1'-0"



THE SAFE SIGHT DISTANCE TRIANGLE SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET ABOVE THE PAVEMENT, GROUND COVER, SHRUBS, VINES, HEDGES, TREES, ROCKS, WALLS AND FENCES.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 36 SOUTH, 40 RANGE LESS THE NORTH 1/2 S. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LANDSCAPE LEGEND

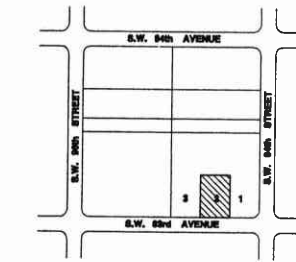
Symbol	Plant Name	Native Species	Caliper	Height	Quantity
A	COCONUT PALM	X	12"	10'-0"	4
B	COCONUT PALM	X	12"	10'-0"	4
C	COCONUT PALM	X	12"	10'-0"	4
D	COCONUT PALM	X	12"	10'-0"	4

LANDSCAPE NOTES:
(1) EXISTING TREES 46, 47, 49, 51, 55, 61, 73, 100, 101 ARE COATED AS PART OF THE LOT TREE REQUIREMENTS. SEE EXISTING TREE SCHEDULE IN THIS SHEET.
GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION OF THE EXISTING TREES

EXISTING TREE SCHEDULE

Tree Number	Diameter (in feet)	Height (in feet)	Canopy (in feet)	Common Name	Remarks
46	0.8	12	10'	COCONUT PALM	EXISTING TREE TO REMAIN
47	0.8	12	10'	COCONUT PALM	EXISTING TREE TO REMAIN
49	0.8	12	10'	COCONUT PALM	EXISTING TREE TO REMAIN
51	0.8	12	10'	COCONUT PALM	EXISTING TREE TO REMAIN
55	0.8	30	20'	COCONUT PALM	EXISTING TREE TO REMAIN
61	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
73	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
100	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
101	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
102	0.8	40	30'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
103	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
104	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
105	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
106	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
107	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
108	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
109	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
110	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
111	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
112	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
113	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
114	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
115	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
116	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
117	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
118	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
119	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN
120	1.2	30	20'	ROYAL PONCHANA	EXISTING TREE TO REMAIN

NOTE:
1. GENERAL CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING TREES TO REMAIN.
GENERAL CONTRACTOR TO NOTIFY THE ARCHITECTS OF ANY DISCREPANCY OF LOCATION OF EXISTING TREES SHOWN IN LANDSCAPE PLAN.
2. SEE EXISTING TREE SURVEY FOR EXISTING TREES TO BE REMOVED.
3. THE PROPOSED LANDSCAPE PLAN SHOWS THE NEW LOCATION OF EXISTING TREES TO BE RELOCATE.
SEE EXISTING TREE SURVEY FOR LOCATION OF EXISTING TREES TO BE RELOCATE.



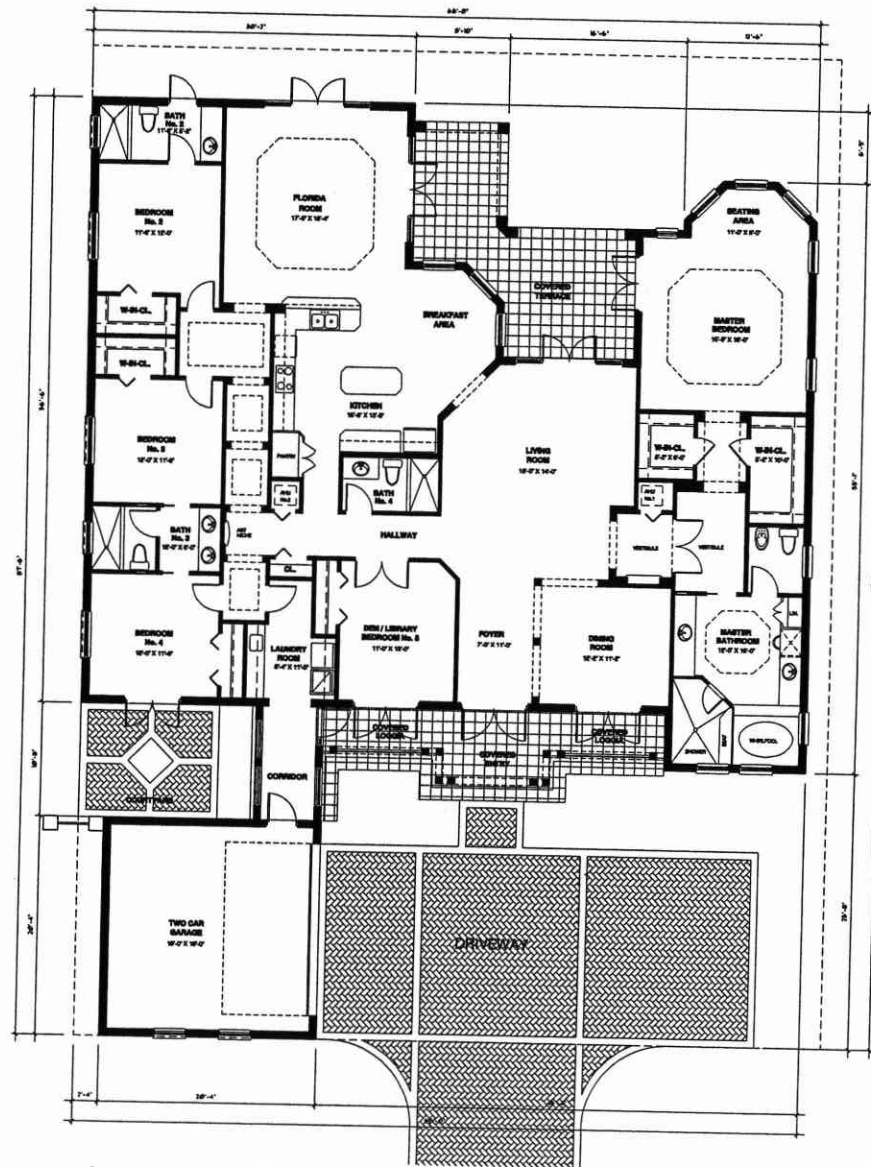
Location Map

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4	08-17-07	Drawing
5	08-17-07	LP-2

LP-2

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RESIDENTIAL SQ. FT. CALCULATION:
MODEL "A" (ONE STORY)

AC AREA	3,384.00 S.F.
TWO CAR GARAGE	414.00 S.F.
COVERED TERRACE	288.00 S.F.
COVERED ENTRY	80.00 S.F.
COVERED LOBBY	84.00 S.F.
TOTAL S.F.	4,250.00 S.F.

Art - Tech design group, corp.
 CONSULTING ENGINEERS

Mendez Professional Engineering Corp.
 Jose Antonio Mendez
 Professional Engineer
 P.E. No. 52261
 1395 CORAL WAY SUITE 303
 MIAMI, FL 33146
 Phone: (305) 854-8824



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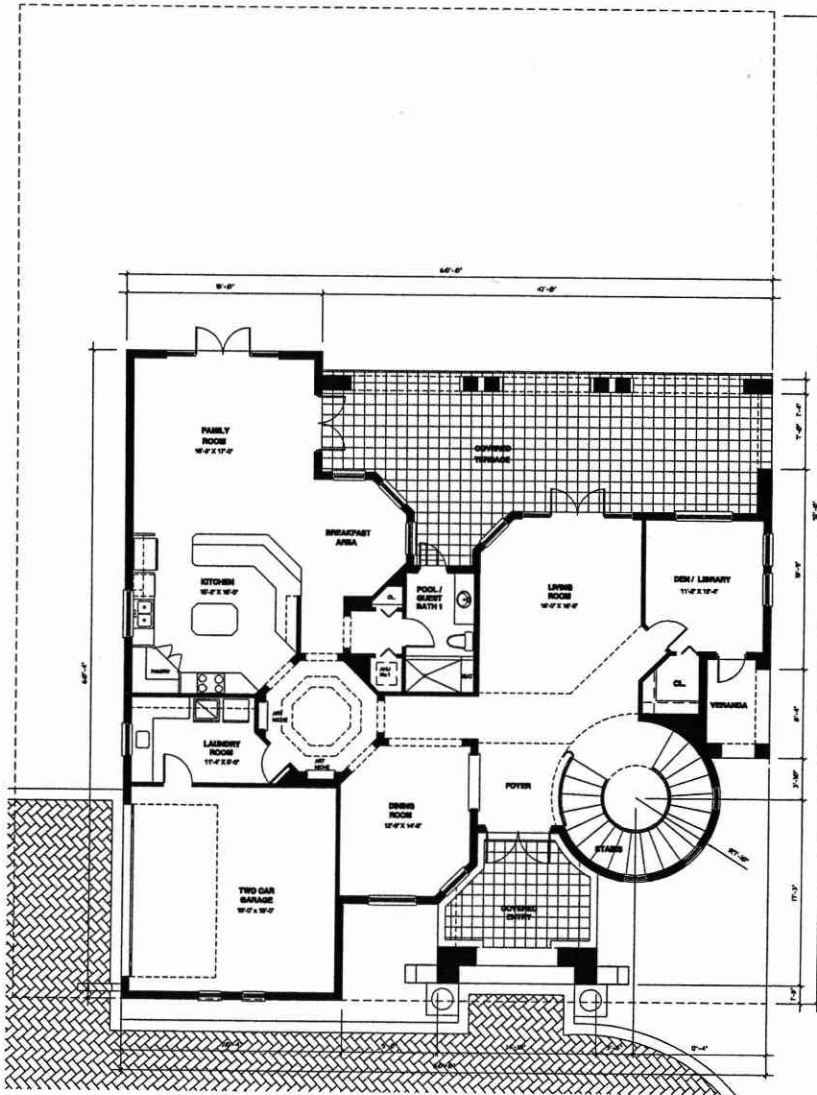
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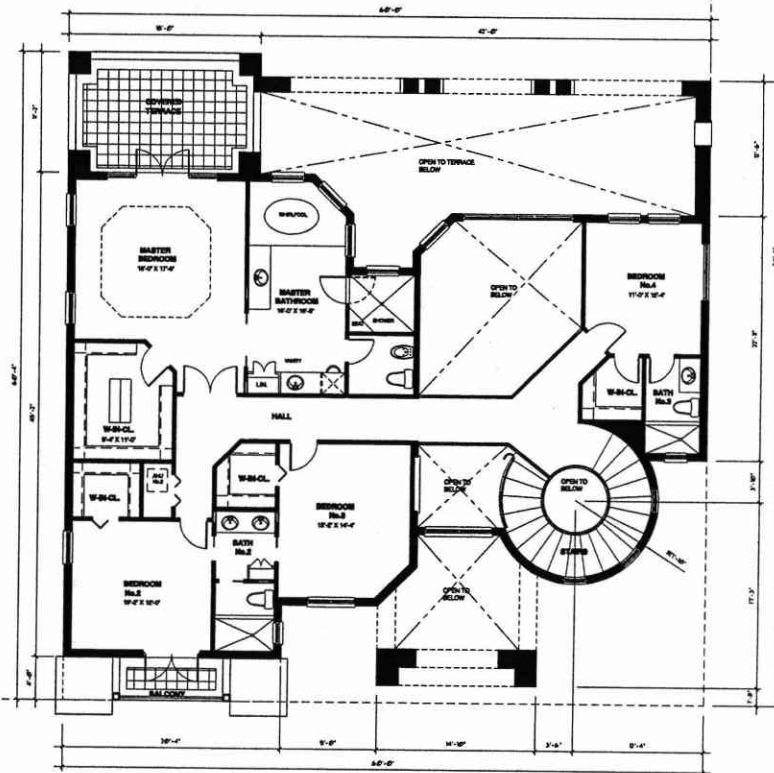
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Ground Floor Plan
 MODEL B OPTION 1
 Scale: 3/16" = 1'-0"

RESIDENTIAL SQ. FT. CALCULATION:
 MODEL "B" (TWO STORY)

GROUND FLOOR	
AC AREA	1,980.00 S.F.
TWO CAR GARAGE	306.00 S.F.
COVERED TERRACE	878.00 S.F.
COVERED ENTRY	180.00 S.F.
TOTAL GROUND FLOOR (EXCLUDING OPTION GAME AREA AND LOGGIA)	3,144.00 S.F.
SECOND FLOOR	
AC AREA	1,980.00 S.F.
TOTAL AC AREA (GROUND & SECOND FLOORS)	3,860.00 S.F.



Second Floor Plan
 MODEL B OPTION 1
 Scale: 3/16" = 1'-0"

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 MIAMI FL 33145
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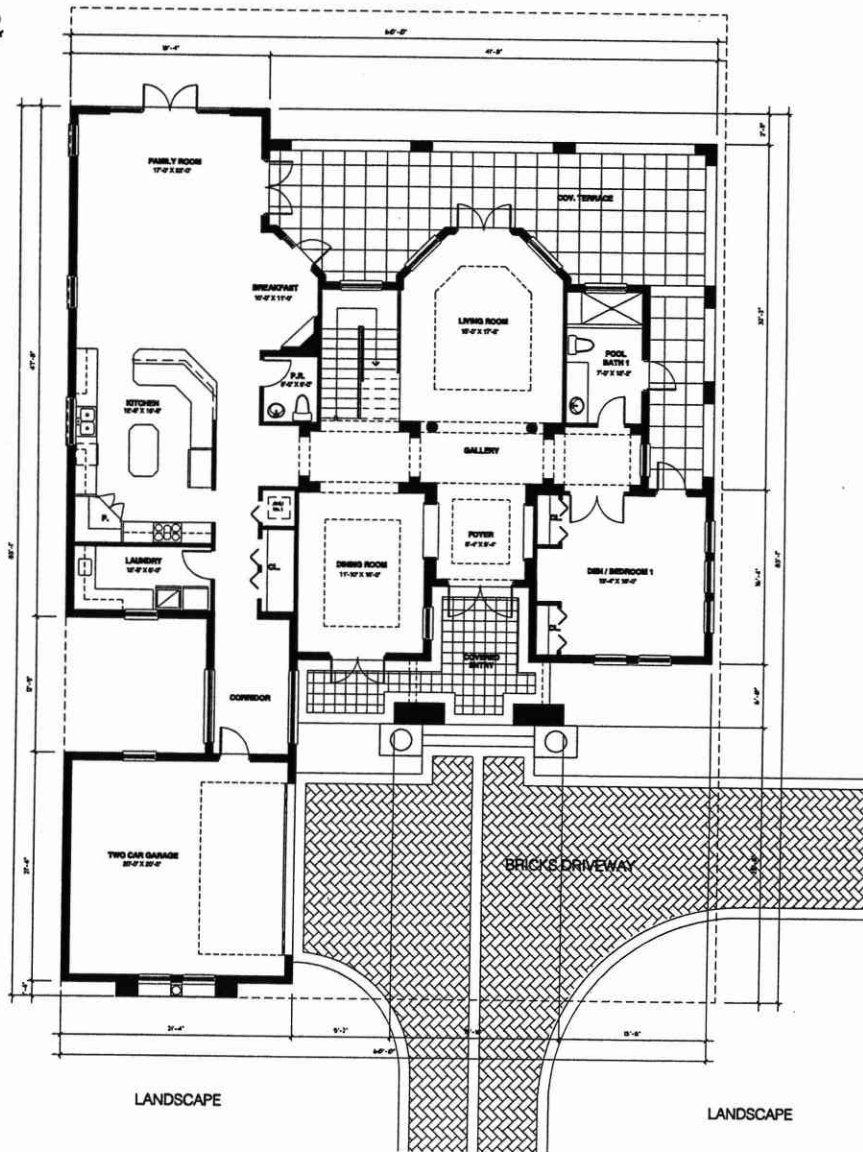
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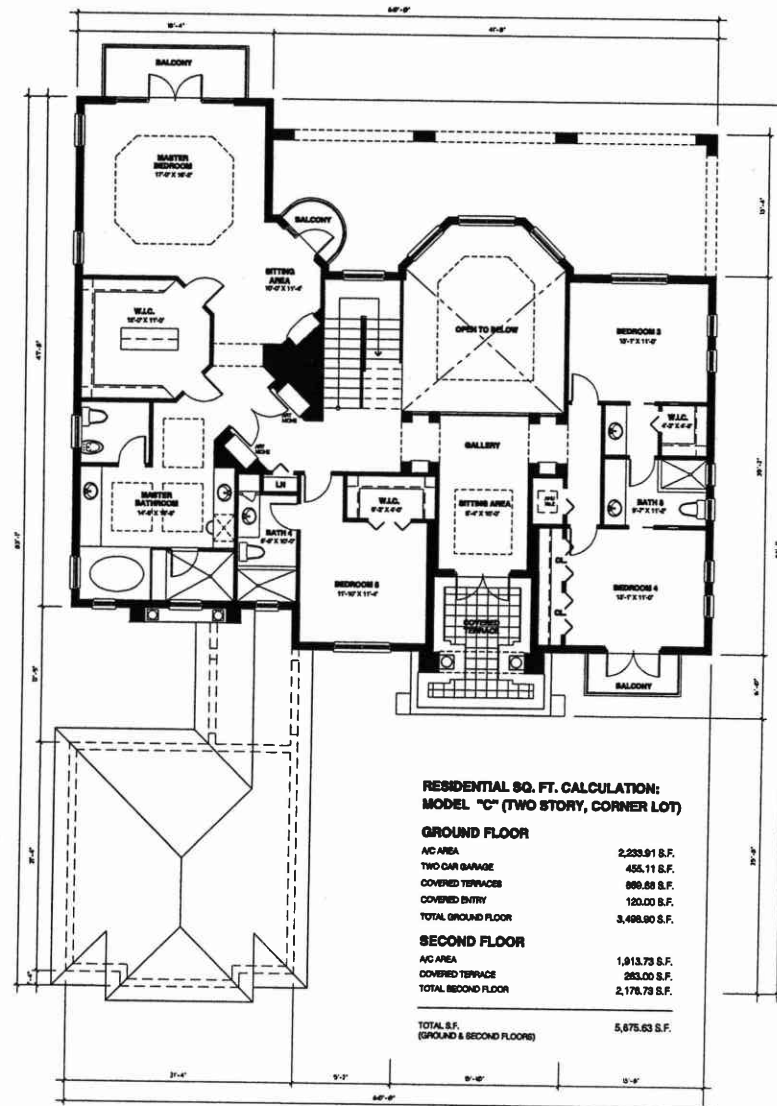
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Ground Floor Plan
MODEL C
OPTION 1
Scale: 3/16" = 1'-0"



**RESIDENTIAL SQ. FT. CALCULATION:
MODEL "C" (TWO STORY, CORNER LOT)**

GROUND FLOOR	
AVC AREA	2,233.91 S.F.
TWO CAR GARAGE	455.11 S.F.
COVERED TERRACES	890.88 S.F.
COVERED ENTRY	120.00 S.F.
TOTAL GROUND FLOOR	3,499.90 S.F.
SECOND FLOOR	
AVC AREA	1,913.73 S.F.
COVERED TERRACE	263.00 S.F.
TOTAL SECOND FLOOR	2,176.73 S.F.
TOTAL S.F. (GROUND & SECOND FLOORS)	5,676.63 S.F.

Second Floor Plan
MODEL C
OPTION 1
Scale: 3/16" = 1'-0"

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Professional Engineer
Jesse Stiles, P.E. No. 53280

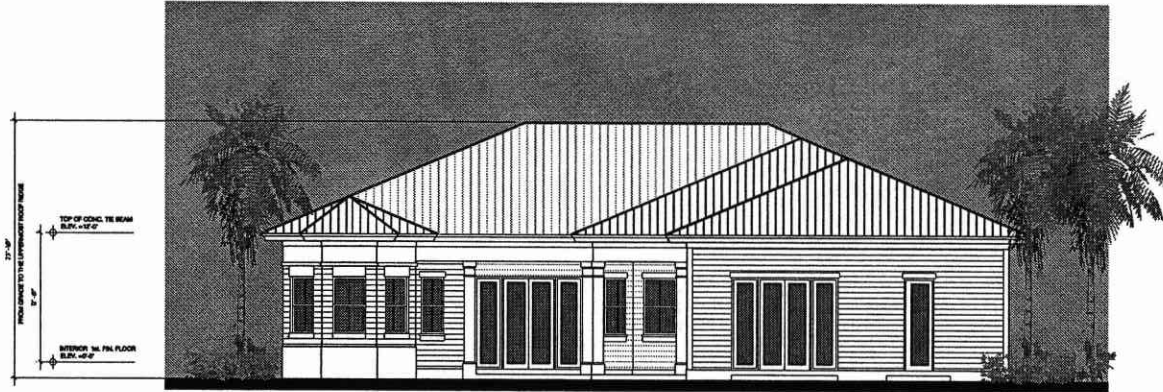
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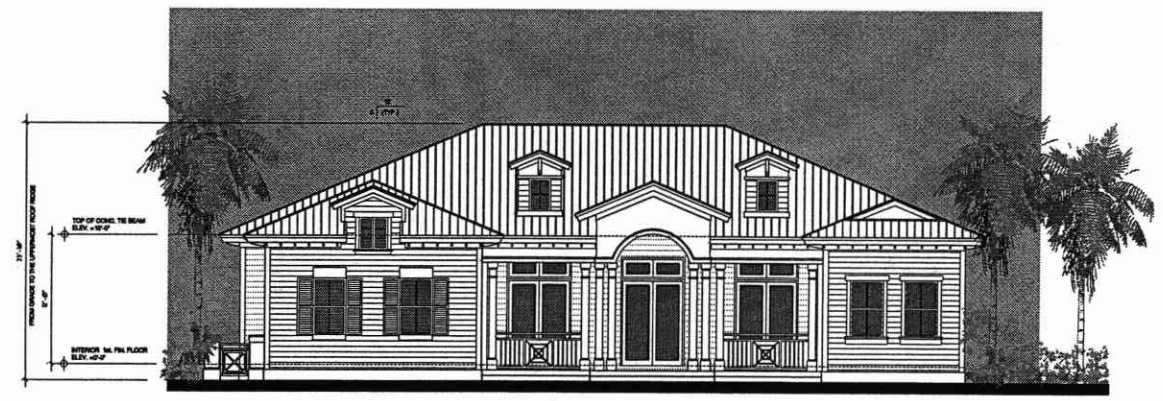
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Rear Elevation

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Front Elevation
 MODEL A OPTION 1

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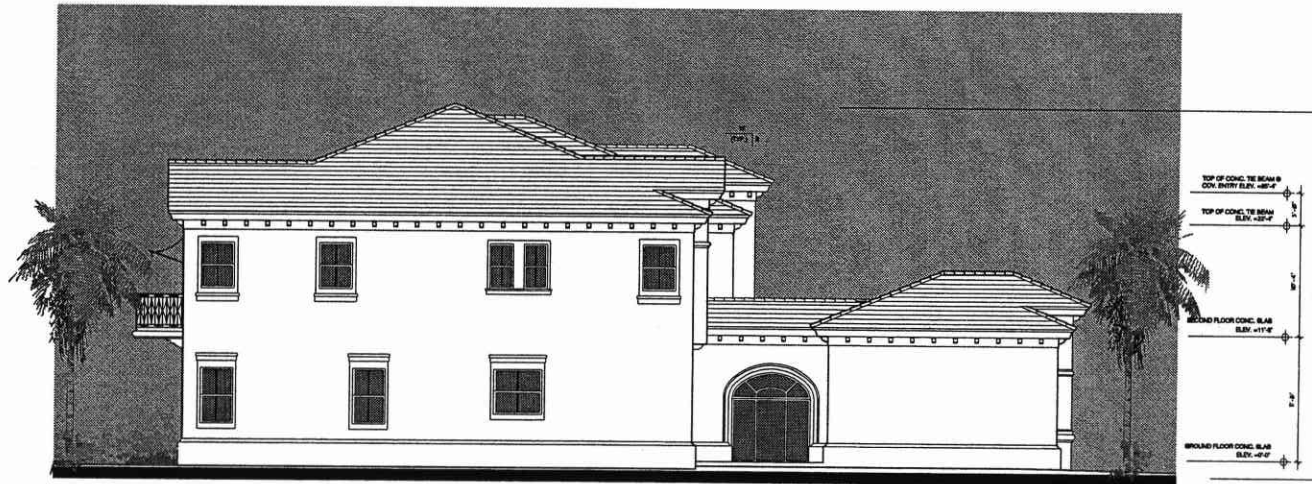
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MODEL C



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MODEL C

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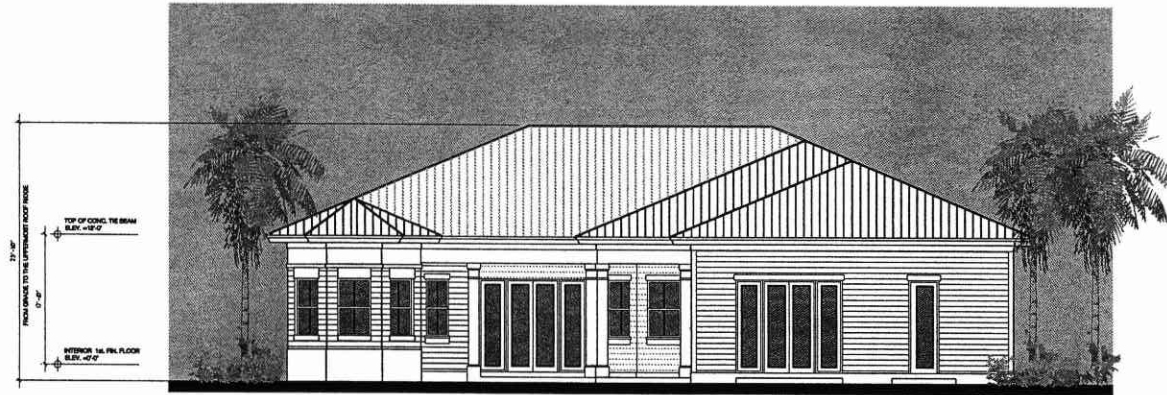
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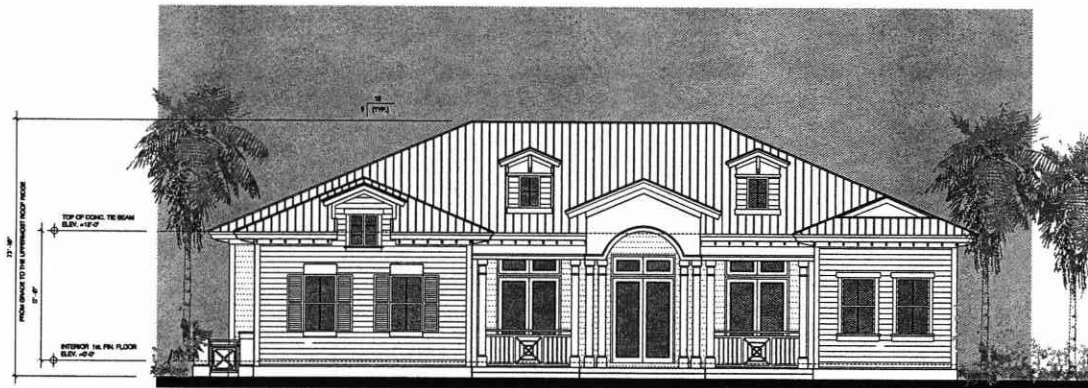
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Rear Elevation

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Front Elevation
MODEL A OPTION 1

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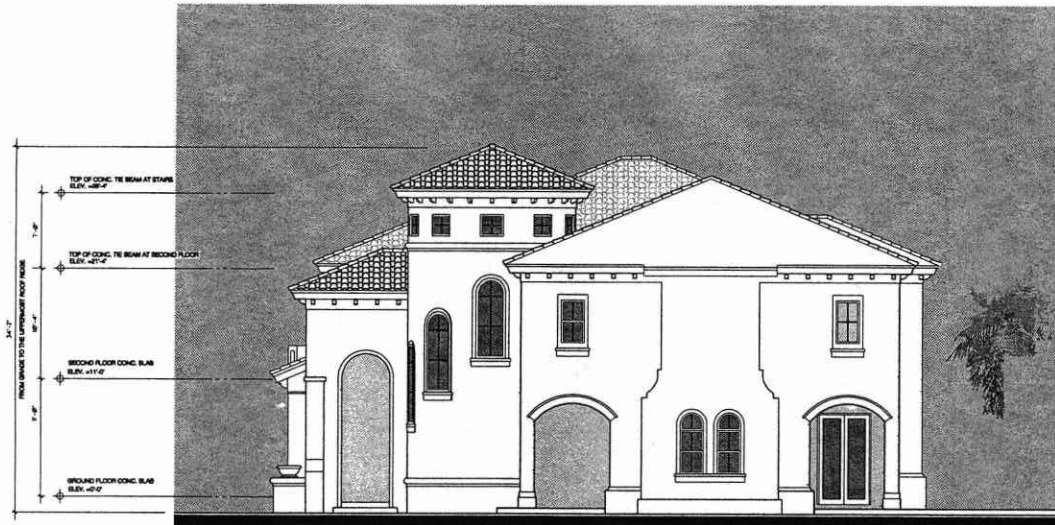
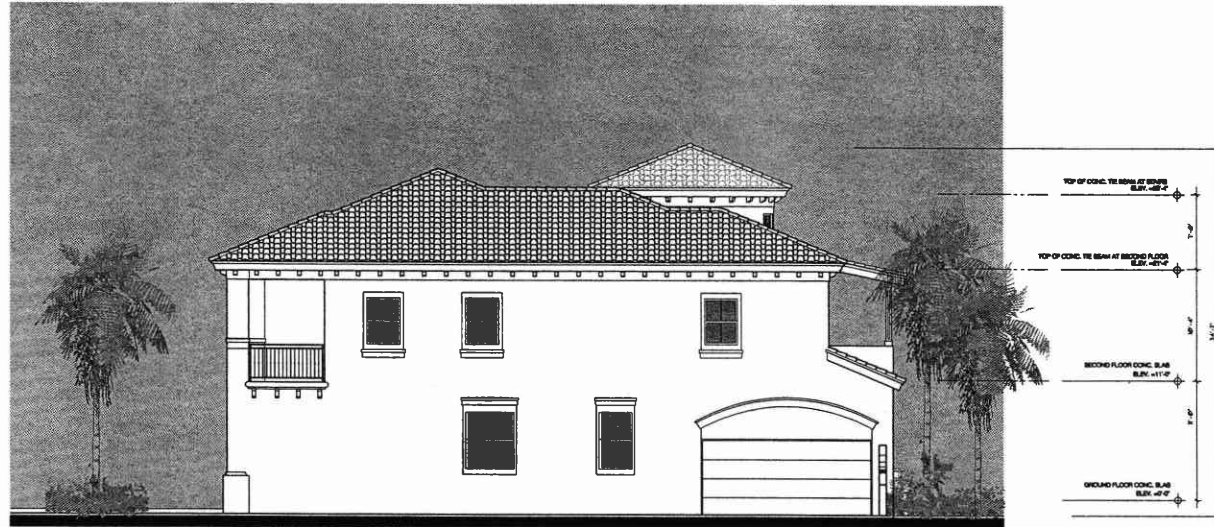
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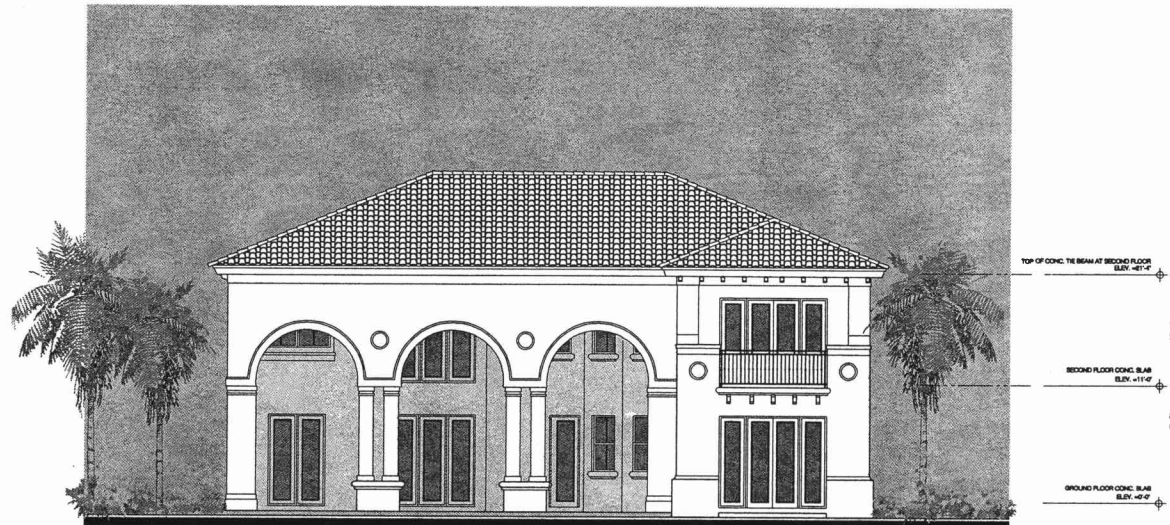


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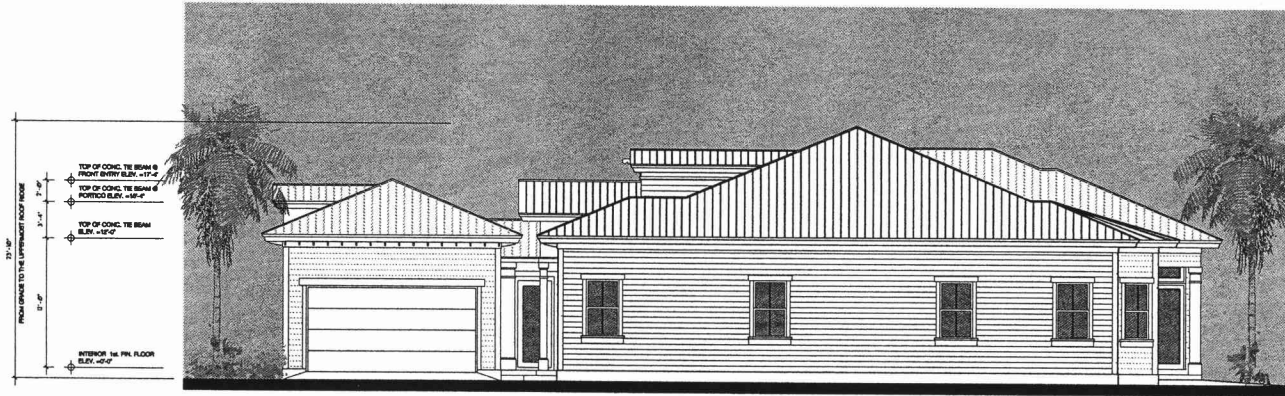
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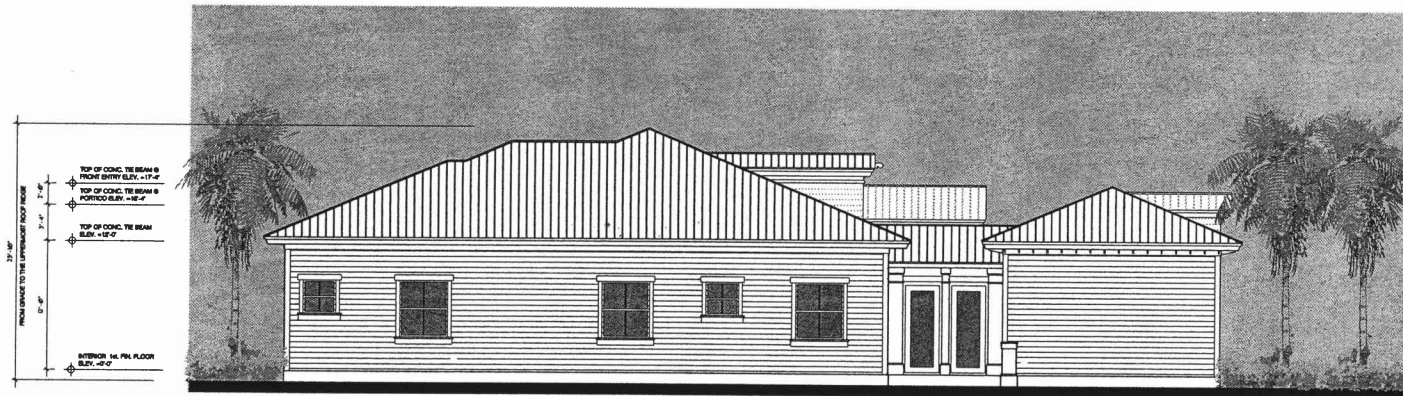
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S.W. 63rd AVENUE AND 94th STREET MIAMI, FL

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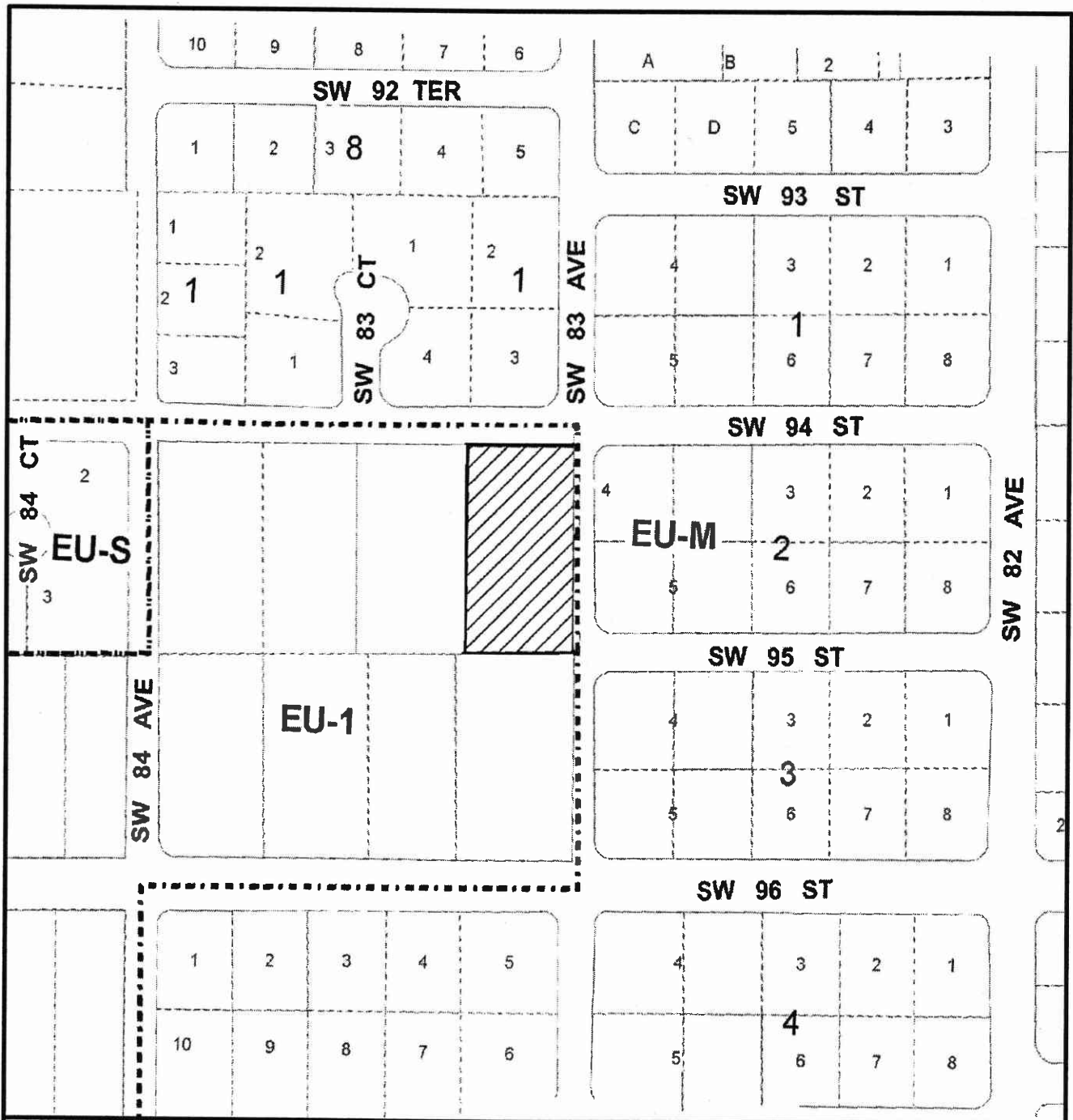
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PORTER ENGINEERING GROUP, INC.
 10000 N.W. 11TH AVENUE, SUITE 100
 MIAMI, FL 33150

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C-3

34



MIAMI-DADE COUNTY
HEARING MAP

Process Number
07-344



SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS





MIAMI-DADE COUNTY
AERIAL

Process Number
07-344



SUBJECT PROPERTY

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS



CREATED ON: 09/28/07

REVISION	DATE	BY
Applicant Name	8/1/2007	ERM

1. RONALD, RAMIRO, & MAGALI CHAVEZ
(Applicant)

08-12-CZ12-1 (07-344)
Area 12/District 8
Hearing Date: 12/2/08

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANTS: Ronald, Ramiro and Magali Chavez

PH: Z07-344 (08-12-CZ12-1)

SECTION: 3-55-40

DATE: December 2, 2008

COMMISSION DISTRICT: 8

ITEM NO.: 1

=====

A. INTRODUCTION

o **REQUEST:**

EU-1 to EU-M

o **SUMMARY OF REQUEST:**

The applicants are seeking to change the zoning on the property from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District.

o **LOCATION:**

8300 S.W. 94 Street, Miami-Dade County, Florida.

o **SIZE:** 1.16 Acres

o **IMPACT:**

The approval of the requested district boundary change will allow the applicants to subdivide the property to provide additional residential units for the community. The rezoning of this site could have a negative impact on traffic in the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.
2. **Uses and Zoning Not Specifically Depicted.** Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

3. **Policy LU-9C.** Miami-Dade County shall continue to encourage and promote the transfer of Severable Use Rights (SUR) from lands which are allocated SURs in Chapter 33B, Code of Miami-Dade County, to land located within the Urban Development Boundary (UDB) as designated on the LUP map.
4. **Severable Use Rights.** The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SUR's) in accordance with provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized by Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-1; Vacant

Estate Density Residential, 1 to 2.5 dua

Surrounding Properties:

NORTH: EU-M; Single-family residence

Estate Density Residential, 1 to 2.5 dua

SOUTH: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

EAST: EU-M; Single-family residences

Estate Density Residential, 1 to 2.5 dua

WEST: EU-1; Single-family residence

Estate Density Residential, 1 to 2.5 dua

The 1.16 net acre subject property is a vacant lot located over 7 miles east of and within the UDB at 8300 S.W. 94 Street in an established estate single-family residential area.

E. SITE AND BUILDINGS:

Site Plan Review:

(Plans submitted.)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

Unacceptable

Compatibility:

Unacceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

Unacceptable

Access:

Unacceptable

Parking Layout/Circulation:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to the conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is a vacant rectangular corner lot and located over 7 miles east of and within the UDB at 8300 S.W. 94 Street. The applicants are requesting a district boundary change from EU-1, Single-Family One Acre Estate Residential District, to EU-M, Estate Modified Residential District. Plans submitted by the applicants illustrate the intent to subdivide the subject property into three (3) EU-M zoned lots. It is the intent of the applicants to utilize SUR's to obtain the zoning bonuses for lot frontage and lot area to achieve the desired configuration. One-story, single-family residences characterize the surrounding area. The applicants have voluntarily proffered a covenant

restricting the development of the site to the submitted plans and limiting the density to a maximum of 3 units with the utilization of Severable Use Rights (SUR's).

Plans submitted by the applicants illustrate the subject property subdivided into 3 EU-M zoned lots, each fronting on SW 83 Avenue. The proposed corner lot situated at the SW corner and of SW 94 Street and of SW 83 Avenue has been proposed with a lot frontage of 100.82' and a net lot area of 14,417 sq. ft.; the remaining lots situated on the middle and southern portions of the site have been proposed each with lot frontages of 100' and net lot areas of 14,300 sq. ft. The EU-M zoning regulations require lots to have a minimum lot frontage of 120', a minimum lot depth of 115' and a minimum net lot area of 15,000 sq. ft. Staff notes that the 3 proposed lots do not comply with the minimum lot frontage and lot area required. However, the applicants have voluntarily proffered a covenant, which along with restricting the subdivision to be developed in accordance with the submitted plans, requires the applicants to purchase and utilize one (1) Severable Use Right (SUR) to obtain the SUR bonus for lot frontage (allows 100' minimum) and for lot area (allows 12,500 minimum). Staff is none of the less not supportive of the district boundary change and the proposed subdivision plan as submitted.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicants will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The Public Works Department (**PWD**) has **no objections** to this application. They have indicated that road dedications and improvements will be accomplished through the recording of a plat. According to their memorandum, this application meets traffic concurrency criteria, will generate **3** additional PM daily peak hour **vehicle trips** and the distribution of these trips to the adjacent roadways will not exceed the acceptable Levels of Service (LOS) of the roadways, which are currently operating at LOS "C" and "D". The Miami-Dade Fire Rescue Department (**MDFR**) also has **no objections** to the application and indicates that the estimated response time is **6:15 minutes**.

As previously mentioned, the approval of the requested district boundary change would allow the applicants to subdivide the property into 3 residential lots. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Estate Density Residential** use, which permits a minimum of 1 unit per gross acre to a maximum of 2.5 units per gross acre. This would generate a permissible numerical density threshold of a minimum of 1 to a maximum of 3 dwelling units on the 1.25 gross acre site. The applicants have submitted a proposed subdivision plan illustrating the division of the land into three EU-M parcels and a covenant restricting the development of the site to the submitted plans and requiring the purchase of SUR's. As such, this proposal is within the numerical density threshold permitted under the LUP map designation for Estate Density Residential use and is, therefore, **consistent** with the LUP map of the CDMP. As previously mentioned, however, staff notes that the 3 illustrated lots have been configured with substandard lot frontages that do not comply with the minimum frontage requirement of 120' for EU-M lots, and specifically have measurements of 100', 100' and 100.82'. Additionally, said proposed lots also do not comply with the minimum lot area requirement of 15,000 sq. ft. for EU-M lots, and specifically have lot areas of 14,300 sq. ft., 14,300 sq. ft. and 14,417 sq. ft. Within **Policy LU-9C** of the interpretative text of the CDMP, it is indicated that the entire unincorporated area of Miami-Dade County within the Urban Development Boundary (UDB) is eligible to receive and utilize SUR's in accordance with provisions of Chapter 33-B of the Zoning Code. The subject property is located over 7 miles east of and within the UDB in an established Estate residential area. With the utilization of SUR's, the proposed EU-M zoning, if approved, would receive a development bonus that reduces the required lot frontage from 120' to 100' and lessens the required net lot area from 15,000 sq. ft. (0.344 acre) to 12,500 sq. ft. (0.287 acre) for EU-M zoned properties. As previously mentioned, the plans submitted by the applicants reflect an

intended development of the 3 lots with the utilization of the SUR bonus for lot frontage and lot area. As such, the applicant's proposal of 3 EU-M zoned lots, utilizing SURs, is within the density range which permits up to 3 residential units and thus is consistent with the CDMP and is consistent with Policy LU-9C of the CDMP. However, staff opines that the approval of the proposal would be out of character with the development pattern in the area as no similar approvals exist in the immediate vicinity. Specifically, approval of this application, in staff's opinion, will disrupt the development pattern of the EU-1 established block area where the subject property lies, which consists of eight EU-1 zoned lots. Additionally, staff opines that approval of this zone change could precipitate further development in this block area located between SW 94 Street and SW 96 Street, and between SW 83 Avenue and SW 84 Avenue. Furthermore, staff notes that the residence located to the north of the subject site has a net lot area of 19,493 sq. ft. Additionally, the properties located to the east of the subject site have net lot areas of 17,652 sq. ft. and 17,484 sq. ft., which are larger lot areas than the ones being proposed. Accordingly, staff notes that, although the proposed development is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation, in staff's opinion, the proposed zone change to EU-M as proposed is **incompatible** with the surrounding area.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall also consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. The rezoning, if granted, conforms to the LUP Map density of the Comprehensive Development Master Plan for Miami-Dade County. As previously mentioned, the proposed development is **consistent** with the Estate Density Residential LUP Map designation of the CDMP. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment as indicated by the memorandum submitted by DERM. Additionally, the proposed development does not unduly burden or affect public transportation facilities as indicated in the PWD's memorandum submitted for this application and the proposed residential development will be readily accessible by the intersection of two roadways operating at acceptable LOS standards. However, as previously mentioned, approval of this application, in staff's opinion, will disrupt the development pattern of the EU-1 established block area where the subject property lies, which consists of eight EU-1 zoned lots. Additionally, staff opines that approval of this zone change could precipitate further development in this block area. Furthermore, as previously mentioned, staff notes that the property located to the north of the subject site has a net lot area of 19,493 sq. ft. and the properties located to the east of the subject site have net lot areas of 17,652 sq. ft. and 17,484 sq. ft., which are larger lot areas than the ones being proposed. The EU-1 zoned lot located to the west of the subject property contains a lot area of 50,530 sq. ft. and the EU-1 zoned lot located to the south has 57,935 sq. ft. of lot area. The submitted site plan illustrates a configuration of 3 lots that are not harmonious with the lot size of the neighboring properties, and as such, would, in staff's opinion, create a detrimental impact that would compromise the stability and appearance of the immediate area. Accordingly, staff notes that, although the proposed development is **consistent** with the numerical threshold of the LUP map's Estate Density Residential designation, the application, in staff's opinion, is **incompatible** with the surrounding area.


Based on all of the foregoing, staff opines that the approval of the district boundary change would not be in keeping with the basic intent and purpose of the zoning and subdivision regulations. Additionally, although the requested zone change to EU-M is **consistent** with the CDMP, staff is of the opinion that approval of same will be **incompatible** with the surrounding area. Therefore, staff recommends denial without prejudice of the district boundary change from EU-1 to EU-M.

I. **RECOMMENDATION:**

Denial without prejudice.

J. **CONDITIONS:** None.

DATE INSPECTED: 09/19/08
DATE TYPED: 10/10/08
DATE REVISED: 10/14/08; 10/27/08; 11/17/08
DATE FINALIZED: 11/17/08
MCL:MTF:LVT:AA:JV

for 

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of Planning and Zoning *NDW*

Memorandum



Date: September 2, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-12 #Z2007000344-Revised
Ronald, Ramiro and Magali Chavez
8300 S.W. 94th Street
District Boundary Change from EU-1 to EU-M
(EU-1) (1.16 Acres)
03-55-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area of the Alexander Orr/Snapper Creek/Southwest Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform with Code requirements.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject property does not contain jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

Tree Removal Permit 2008-TREE-PER-00008 was issued to Ronald and Ramiro Chavez on August 29, 2008 and is scheduled to expire on August 29, 2009. The tree removal permit requires the preservation of 43 regular size trees (#6,11,18-21,23,24,26-28,30,31,36-38,40-47,49,51,59-62,73,81-84,86,93,94,99-103) and one specimen size (trunk diameter 18 inches or greater) royal poinciana tree (#53) as identified in the DERM-approved permitted plans. Also, a consent agreement was signed on August 25, 2008 to redress alleged violations of Section 24-49 (1) of the Code at this site. This consent agreement is scheduled to expire on August 25, 2008.

The site plans submitted with this application entitled "Baptist Manor", prepared by Mendez Professional Engineering Corporation, sheets LP-1-3 and dated September 17, 2007 depicts these trees to remain. Therefore, DERM has no objection to the approval of this zoning application.

All approved tree removal or relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. The applicant is advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2008-TREE-PER-00008 is required prior to the removal or relocation of any other tree on the subject property. The DERM Tree Program may be contacted at (305) 372-6574 for further information.

Enforcement History

DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: RONALD, RAMIRO & MAGALI CHAVEZ

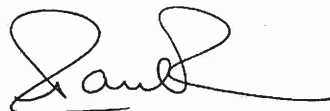
This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 3 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-684	SW 88 St. e/o SW 79 Ave.	D	D
F-66	SW 88 St. w/o SW 87 Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A Pino, P.L.S.

10-SEP-08



Memorandum

Date: 26-SEP-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2007000344

Fire Prevention Unit:

This memo supersedes MDFR Memorandum dated October 4, 2007.

APPROVAL

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped Septemeber 4, 2008. Any changes to the vehicular circulation must be resubmitted for review and approval.

This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2007000344
located at 8300 SW 94 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1830 is proposed as the following:

<u>3</u> residential	dwelling units	<u>N/A</u> Industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> Institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.81 alarms-annually.
The estimated average travel time is: 6:15 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 23 - Suniland - 7825 SW 104 Street
Rescue, BLS 75' Ladder

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped September 4, 2008. Substantial changes to the letter of intent will require additional service impact analysis.

DATE: 10/05/07

REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

RONALD, RAMIRO & MAGALI
CHAVEZ

8300 S.W. 94 STREET, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

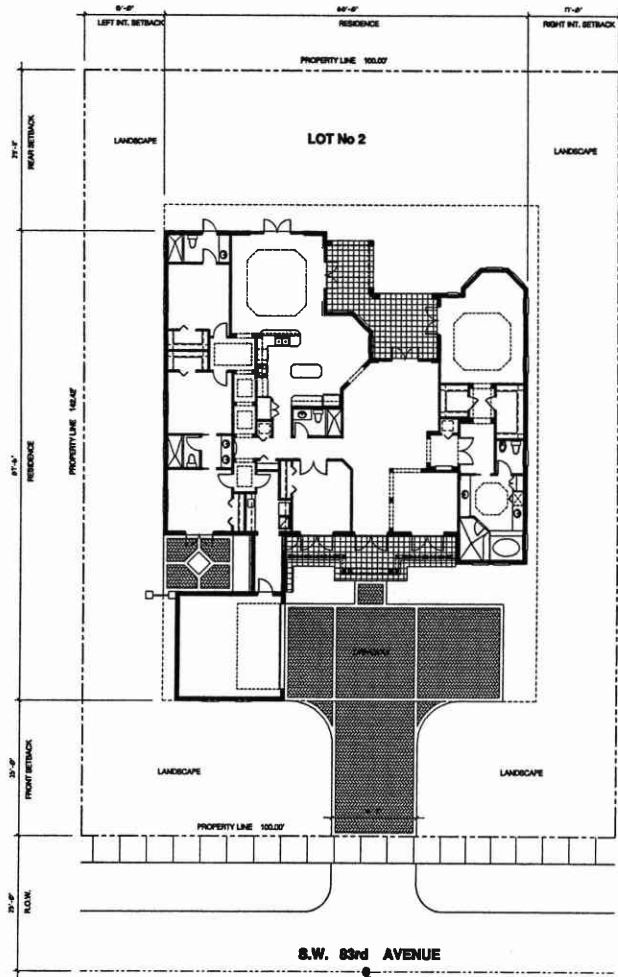
Z2007000344

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

There was one previously closed sign violation case:
200602012182: Sign on ROW-removed by NCO-insufficient info-closed

RECEIVED
MIAMI-DADE COUNTY
PLANNING & ZONING
DATE: SEP 14 2008
BY: JAL

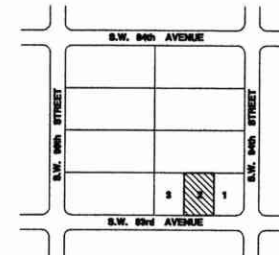


Site Plan Scale: 3/32" = 1'-0"
MODEL "A" (ONE STORY)

SITE USE DATA

ZONING:	BJ-M
NET LAND AREA - ACRES:	.334
NET LAND AREA - SQUARE FEET:	14,360.00 Sq. Ft.
LOT COVERAGE ALLOWED (80% MAX.):	4,372.00 Sq. Ft.
LOT COVERAGE PROVIDED (59.31%):	4,380.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	24'-0"

RETRACT	REQUIRED	PROVIDED
FRONT	35'-0"	35'-0"
REAR	35'-0"	35'-11"
INTERIOR SIDE (RIGHT)	15'-0"	17'-0"
INTERIOR SIDE (LEFT)	15'-0"	15'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/4 OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 9 TOWNSHIP 18S RANGE 40W
LESS THE NORTH 88 S. FOR RIGHT OF WAY PURPOSES ALL
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art-Tech DESIGN GROUP, CORP.
CONSULTING ENGINEERS

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 8824

PROFESSIONAL ENGINEER
MICHAEL MENDEZ
P.E. NO. 52503

Date: 09-17-07
Scale: AS NOTED
Drawn: ET-LA
Proj.
Drawing:


A-1.1

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MIAMI, FL

REVISIONS

14

The site plan for LOT No 3 is bounded by a dashed line. The lot is situated on a street frontage of 100.00' along S.W. 83rd AVENUE. The plan shows a building footprint with a central circular feature and a large, irregularly shaped landscaped area to the south. The building footprint includes a central circular area, a large rectangular area to the left, and a smaller rectangular area to the right. The landscaped area to the south is hatched and contains a circular feature. The plan also shows setbacks: 10'-0" from the front, 10'-0" from the side, and 10'-0" from the rear. The lot is labeled 'LOT No 3' in the center. The street frontage is labeled 'S.W. 83rd AVENUE' at the bottom. The plan includes various setbacks and dimensions: 10'-0" front setback, 10'-0" side setback, 10'-0" rear setback, 10'-0" from the left property line, 10'-0" from the right property line, 10'-0" from the top property line, and 10'-0" from the bottom property line. The lot is bounded by a dashed line. The plan shows a building footprint with a central circular feature and a large, irregularly shaped landscaped area to the south. The building footprint includes a central circular area, a large rectangular area to the left, and a smaller rectangular area to the right. The landscaped area to the south is hatched and contains a circular feature. The plan also shows setbacks: 10'-0" from the front, 10'-0" from the side, and 10'-0" from the rear. The lot is labeled 'LOT No 3' in the center. The street frontage is labeled 'S.W. 83rd AVENUE' at the bottom. The plan includes various setbacks and dimensions: 10'-0" front setback, 10'-0" side setback, 10'-0" rear setback, 10'-0" from the left property line, 10'-0" from the right property line, 10'-0" from the top property line, and 10'-0" from the bottom property line.

Site Plan Scale: 3/32" = 1'-0" 

MODEL "B" (TWO STORY)

ZONING :	EL-4H
NET LAND AREA - ACRES :	.304
NET LAND AREA - SQUARE FEET :	14,820.00 Sq. Ft.
LOT COVERAGE ALLOWED (80% MAX) :	4,880.00 Sq. Ft.
LOT COVERAGE PROVIDED (28.1%) :	3,140.00 Sq. Ft.
EXCLUDING OPTIONAL GAME ROOM AND LOGGIA :	
LOT COVERAGE PROVIDED (35.4%) :	3,610.00 Sq. Ft.
EXCLUDING OPTIONAL GAME ROOM AND LOGGIA :	
MAXIMUM BUILDING HEIGHT ALLOWED :	35'-0"
BUILDING HEIGHT PROVIDED :	34'-0"
SETBACKS:	
	REQUIRED PROVIDED
FRONT	25'-0" 25'-0"
REAR (EXCLUDING OPTIONS)	25'-0" 25'-0"
REAR (INCLUDING OPTIONS)	35'-0" 35'-0"
INTERIOR SIDE (FRONT)	15'-0" 15'-0"
INTERIOR SIDE (LEFT)	15'-0" 15'-0"



Location Map N.T.S. 

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4
OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE
LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art-Tech ASSOCIATES, CORP.
在波多黎各及美国 制造黑白彩色胶卷

Mendez Professional Engineering Corp.
Jose Antonio Mendez,
Professional Engineer
P.E. No. 53268
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824



W U O O P
PROFESSIONAL
BOOKING CO.
CA 90005-24

Date 09-17-07

Scale AS NOTED

DATE	PG. NO.
REMARKS	FILE NO.

Drawn ET-LA

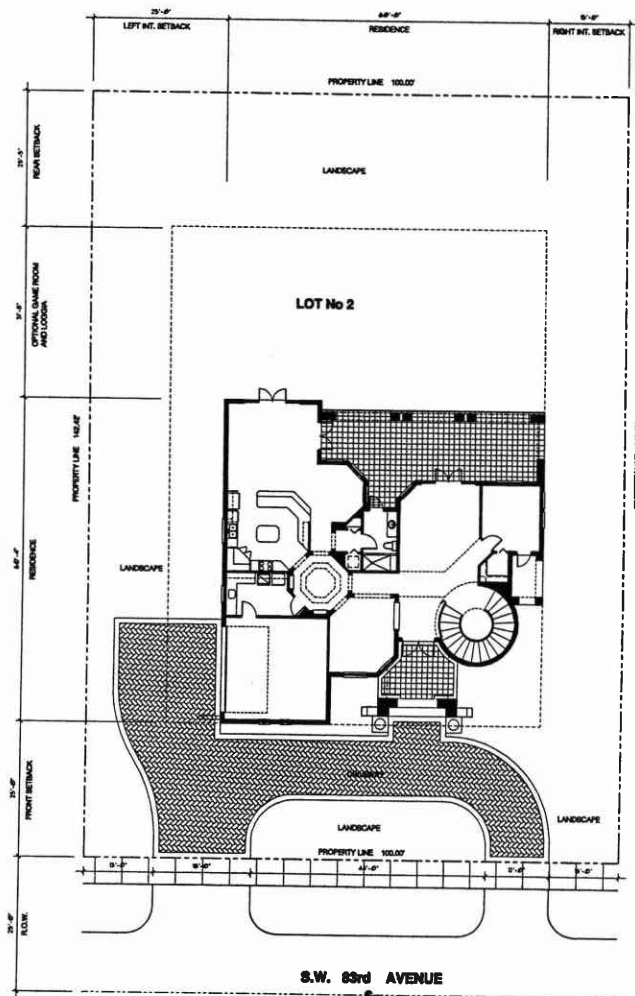
Prof. _____


Drawing

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

B-1.2

5.1.2

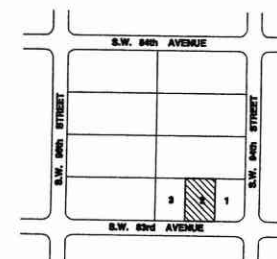


Site Plan Scale: 3/32" = 1'-0" 

MODEL "B" (TWO STORY)

SITE USE DATA

ZONING :		ELAN
NET LAND AREA - ACRES :		.204
NET LAND AREA - SQUARE FEET :		14,800.00 Sq. Ft.
LOT COVERAGE ALLOWED (50% MAX.) :		4,800.00 Sq. Ft.
LOT COVERAGE PROVIDED (22.1%) :		3,140.00 Sq. Ft.
(EXCLUDING OPTIONAL GAME ROOM AND LOGGIA)		
LOT COVERAGE PROVIDED (25.4%) :		3,810.00 Sq. Ft.
(INCLUDING OPTIONAL GAME ROOM AND LOGGIA)		
MAXIMUM BUILDING HEIGHT ALLOWED :		35'-0"
BUILDING HEIGHT PROVIDED :		34'-0"
BETTERCASE	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR (EXCLUDING OPTIONS)	25'-0"	57'-1"
REAR (INCLUDING OPTIONS)	35'-0"	57'-1"
INTERIOR SIDE (RIGHT)	15'-0"	15'-0"
INTERIOR SIDE (LEFT)	15'-0"	15'-0"



Location Map N.T.S. 

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4
OF THE NW 1/4 OF SECTION 9 TOWNSHIP 55 SOUTH, 40 RANGE
LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

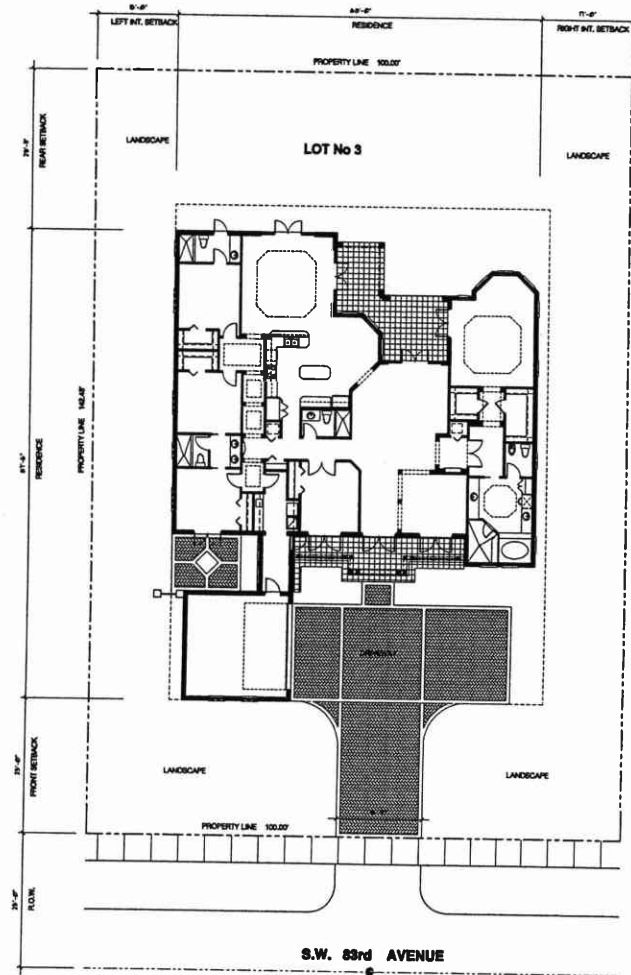
Mendez Professional Engineering Corp.
Jose Antonio Mendez,
Professional Engineer
P.E. No. 52286
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824


NAPE
NATIONAL ASSOCIATION OF
PROFESSIONAL
ENGINEERS AND TECHNICIANS

Date	09-17-07
Scale	AS NOTED
Drawn	ET-LA
Prof.	
Drawing	

B-1.1

RECEIVED
MIAMI-DADE COUNTY
SUCCESSION DEPT.
DATE: 09-10-07
BY: [illegible]



Site Plan Scale: 3/32" = 1'-0" 
MODEL "A" (ONE STORY)

SITE USE DATA

ZONING:	CU-M
NET LAND AREA - ACRES:	.204
NET LAND AREA - SQUARE FEET:	14,940.00 Sq. Ft.
LOT COVERAGE ALLOWED (80% MAX.):	4,772.00 Sq. Ft.
LOT COVERAGE PROVIDED (88.91%):	4,380.00 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	24'-0"

BETACKS:	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
REAR	25'-0"	25'-11"
INTERIOR SIDE (RIGHT)	15'-0"	17'-0"
INTERIOR SIDE (LEFT)	15'-0"	15'-0"



Location Map N.T.S. 

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 35 SOUTH, 40 RANGE LESS THE NORTH 25 FT. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art - Tech design group, corp.
CONSULTING ENGINEERS

Mendez Professional Engineering Corp.
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Phone: (305) 854 9824

Jose Antonio Mendez
Professional Engineer
P.E. No. 35208

PROFESSIONAL
ENGINEERING CORP.
FLORIDA

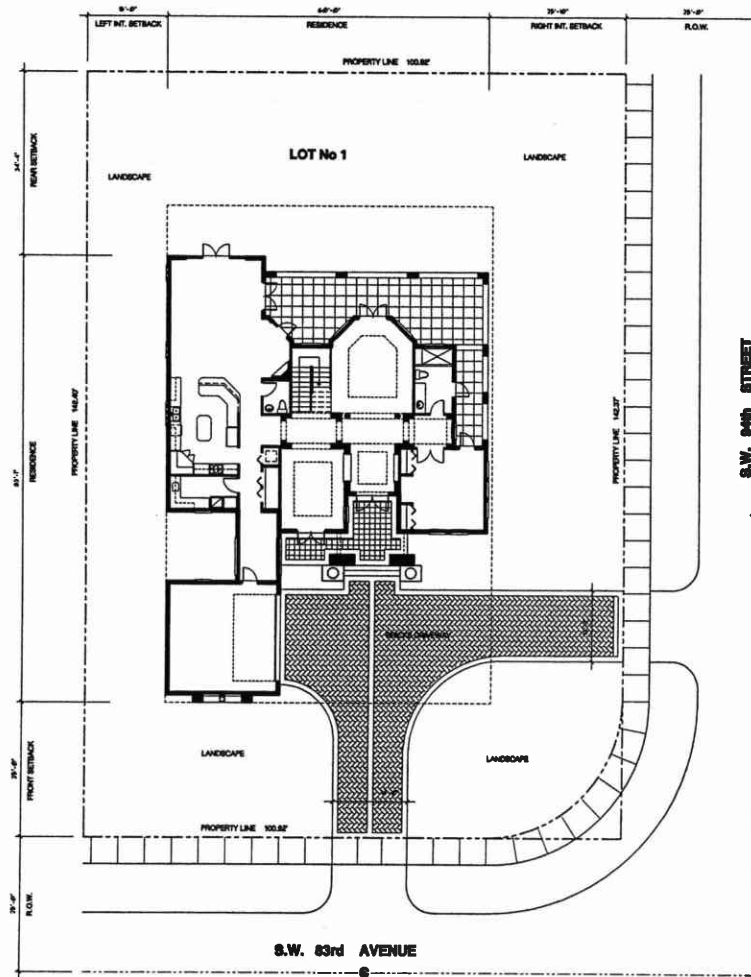
Date: 09-17-07
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Drawn: ET-LA
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Drawing:

A-1.2

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MIAMI, FL

REVISIONS

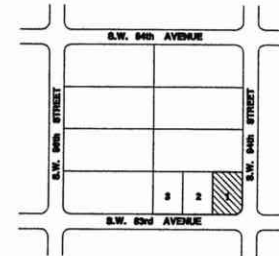
RECEIVED
MAY 14 2007
MAY 14 2007
2007



Site Plan Scale: 3/32" = 1'-0"
MODEL "C" (TWO STORY)

SITE USE DATA

ZONING:	SLAM
NET LAND AREA - ACRES:	.304
NET LAND AREA - SQUARE FEET:	14,061.97 Sq. Ft.
LOT COVERAGE ALLOWED (80% MAX.):	4,759.49 Sq. Ft.
LOT COVERAGE PROVIDED (84.9%):	5,827.28 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	34'-0"
RETRACT:	REQUIRED PROVIDED
FRONT:	20'-0" 20'-0"
REAR:	20'-0" 20'-0"
SIDE STREET:	20'-0" 20'-0"
INTERIOR SIDE (LEFT):	10'-0" 10'-0"



Location Map N.T.S. N

LEGAL DESCRIPTION

LOT 1 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 38 SOUTH 40 RANGE 18E NORTH 36 S. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art - Tech design group, corp.
CONSULTING ENGINEERS

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824

Jose Antonio Mendez
Professional Engineer
P.E. NO. 12200

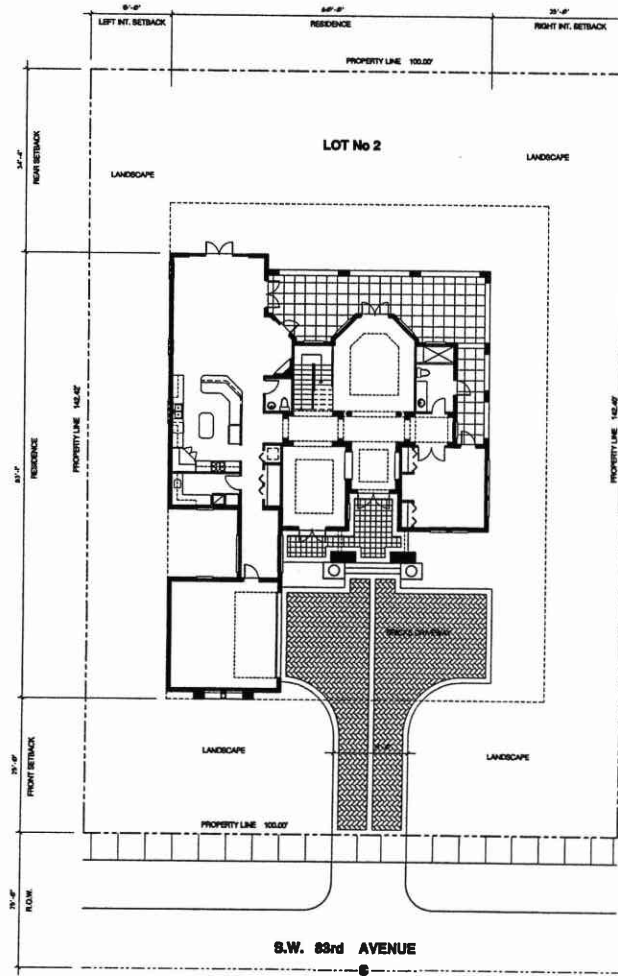
Date: 08-17-07
Scale: AS NOTED
Drawn: ETH-A
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Drawing

C-1.1

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MIAMI, FL

REVISIONS

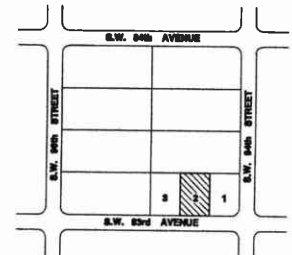
18



Site Plan
MODEL "C" (TWO STORY)

SITE USE DATA

ZONING:	BLM
NET LAND AREA - ACRES:	3.05
NET LAND AREA - SQUARE FEET:	14,040.00 Sq. Ft.
LOT COVERAGE, ALLOWED (MAX):	4,375.00 Sq. Ft.
LOT COVERAGE PROVIDED (MAX):	3,807.82 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	34'-0"
RETRACTS:	
FRONT	REQUIRED 25'-0" PROVIDED 25'-0"
REAR	25'-0" 25'-0"
RIGHT SIDE	15'-0" 15'-0"
LEFT SIDE	15'-0" 15'-0"



Location Map N.T.S.

LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 38 SOUTH, 40 RANGE LESS THE NORTH 25 ft. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art - Tech
CONSULTING DESIGNERS

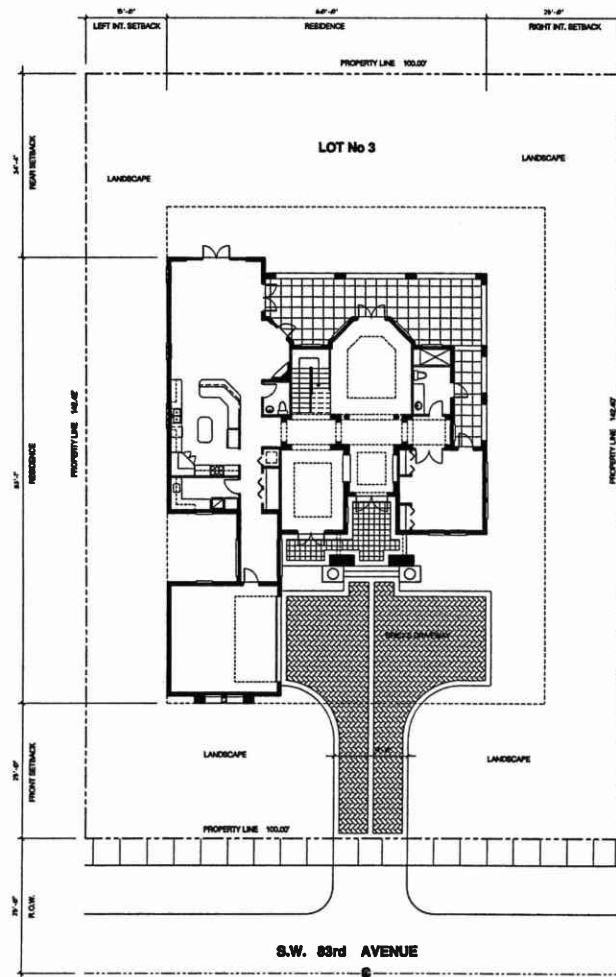
Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 854 9824

Professional Engineer
Jose Antonio Mendez
P.E. NO. 32208

Date: 09-17-07
Scale: AS NOTED
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C-1.2

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 MIAMI-DADE COUNTY
 PLANNING & ZONING
 DATE: SEP 15 2008
 277, 1st FL.



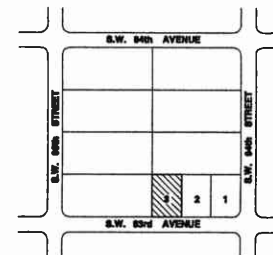
Site Plan
 MODEL "C" (TWO STORY)

Scale: 3/32" = 1'-0"



SITE USE DATA

ZONING:	ELM
NET LAND AREA - ACRES:	.288
NET LAND AREA - SQUARE FEET:	12,400.00 Sq. Ft.
LOT COVERAGE ALLOWED (80% MAX.):	4,872.00 Sq. Ft.
LOT COVERAGE PROVIDED (44.9%):	3,637.28 Sq. Ft.
MAXIMUM BUILDING HEIGHT ALLOWED:	35'-0"
BUILDING HEIGHT PROVIDED:	34'-0"
SETBACKS:	REQUIRED PROVIDED
FRONT	35'-0" 35'-0"
REAR	35'-0" 34'-0"
RIGHT SIDE	15'-0" 35'-0"
LEFT SIDE	15'-0" 15'-0"



Location Map



LEGAL DESCRIPTION

LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1 TOWNSHIP 36 SOUTH, 40 RANGE LESS THE NORTH 35 S. FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

Art - Tech design group, corp.
 CONSULTING ENGINEERS

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 1385 CORAL WAY SUITE 203
 MIAMI, FL 33148
 Phone: (305) 854 9824



Date: 08-17-07
 Scale: AS NOTED
 Drawn: ET-LA
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 Drawing

C-1.3

BAPTIST MANOR
 S.W. 83rd AVENUE AND 84th STREET MIAMI, FL.

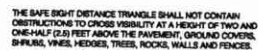
REVISIONS



LOT 1

LEGAL DESCRIPTION

LOT 1 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4
OF THE NW 1/4 OF SECTION 3 TOWNSHIP 55 SOUTH, 40 RANGE
LESS THE NORTH 25 F. FOR RIGHT OF WAY PURPOSES ALL
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



NOTE:

1. GENERAL CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING TREES TO REMAIN.
2. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECTS OF ANY DISCREPANCY OF LOCATION OF EXISTING TREES SHOWN IN LANDSCAPE PLAN.
3. SEE EXISTING TREE SURVEY FOR EXISTING TREES TO BE REMOVED.
4. THE PROPOSED LANDSCAPE PLAN SHOWS THE NEW LOCATION OF EXISTING TREES TO BE RELOCATE.
5. SEE EXISTING TREE SURVEY FOR LOCATION OF EXISTING TREES TO BE RELOCATED.

LANDSCAPE LEGEND

Drawing Scale: 1"=24' Net Lot Area: 14,852.57 327 Acres

OPEN SPACE

- A. Square Feet of landscaped open space required by Chapter 132: 95 indicated on site plan
- Net to include: 6.1 3.5
- B. Square Feet of planting to open space required by Chapter 148: 95 indicated on site plan
- Net planting required: 6.1 3.5 net planting space
- C. Total S.F. of landscaped open space required by Chapter 32: A + B

LAWN AREA CALCULATION

- A. total S.F. of landscaped open space required by Chapter 132
- B. Minimum lawn area (grass) provided = 90% x 14,852.57 = 7,622.84 7,622.84

TREES

- A. No. trees required per net lot acre

4 Trees + 10 trees	2 (100)
4 Trees + 10 trees	2 (100)
- B. 15 Palms Allowed: No. trees provided = 12 = 80%
- C. 15 Palms provided in short of area provided = 2 = 10%
- D. 15 Palms Required: No. trees provided = 30%
- E. Street Trees (minimum density based on 30' x 2.3' base tree along street) = 15 8.81 7 (4)
- F. Street Trees (maximum density based on 30' x 2.3' base tree along street) = 15

DRIVEWAYS

- A. No. drives required = 11 x 10, at 10' drive allowed
- B. Drives allowed = 100 110
- C. Drives required = 11 x 10, at 10' drive allowed

IRRIGATION PLAN (As required by Chapter 132)

(IRRIGATION PROVIDED WITH HOSE BODIES)

Symbol	Net Area	Scientific	Common	Native	Species	Height	Canopy	Quantity
Symbol	Net Area	Scientific	Common	Native	Species	Height	Canopy	Quantity
A	X	Ornamental	Live Oak	X	Galapagos	10'-0"	at maturity	1 (8)
C	X	Ornamental	Flowering	X	Galapagos	24'-0"	at maturity	1 (8)
D	X	Ornamental	Live Oak	X	Galapagos	10'-0"	at maturity	1 (8)

LANDSCAPE NOTES:

- (1) 1. EXISTING TREES #10, #11, #12, #13, AND #14 ARE COUNTED AS PART OF THE LOT TREE REQUIREMENTS. SEE EXISTING TREES SCHEDULE IN THIS SHEET.
- GENERAL CONTRACTOR TO FULFILL VERIFY THE EXACT LOCATION OF THE EXISTING TREES
- (1) 1. EXISTING TREES #10, #11, #12, #13, AND #14 ARE COUNTED AS PART OF THE LOT TREE REQUIREMENTS. SEE EXISTING TREES SCHEDULE IN THIS SHEET.
- GENERAL CONTRACTOR TO FULFILL VERIFY THE EXACT LOCATION OF THE EXISTING TREES

REVISIONS

BAPTIST MANOR

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL

Mendez Professional Engineering Corp.

RURAL WAY SUITE 203
MIAMI, FL 33145

MIAMI, FL 33145
Phone: (305) 854 9824



Date 09-17-07

Basic	20
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FROM	AS NOTED

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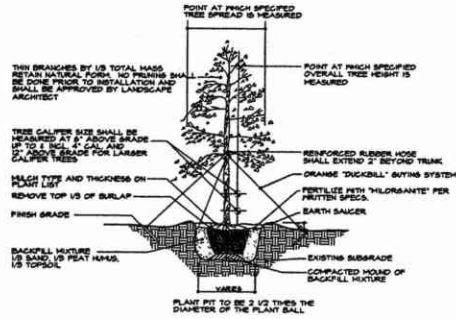
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Abstract

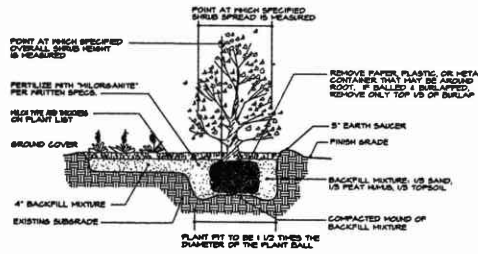
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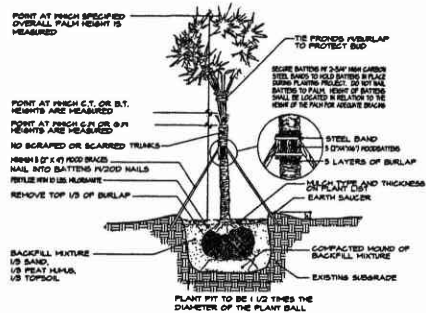
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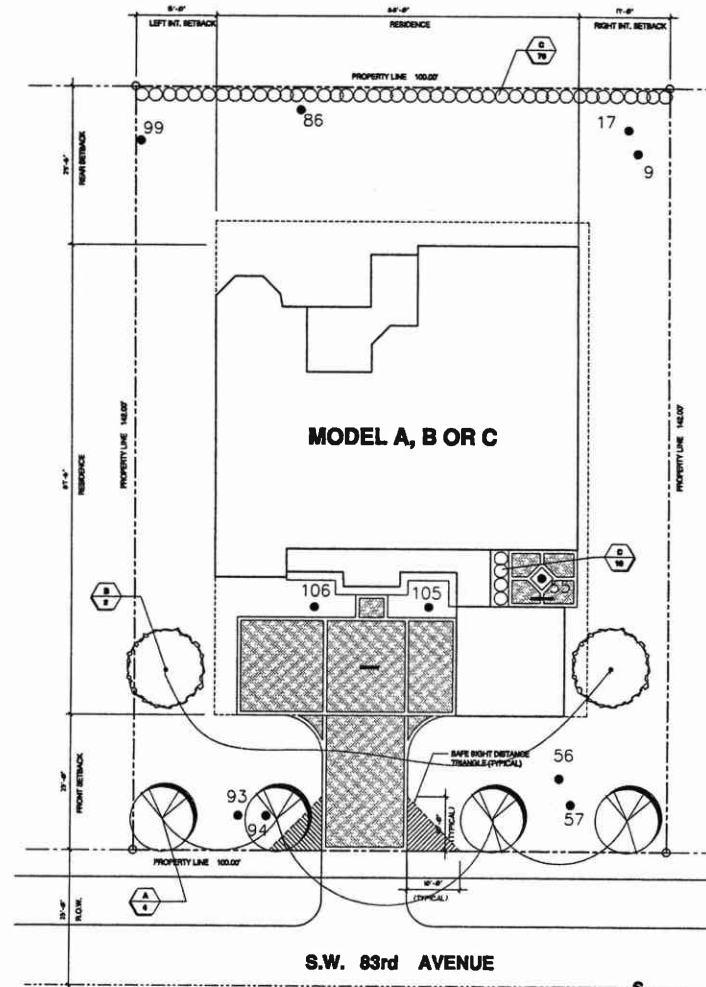
Tree Planting Detail



Shrub & Ground Cover Planting



Palm Planting Detail



Landscape Plan
LOT 3

Scale: 3/32" = 1'-0"

LEGAL DESCRIPTION

LOT 3 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3 TOWNSHIP 36 SOUTH, 40 RANGE 18E NORTH 36E FOR RIGHT OF WAY PURPOSES ALL LYING AND BEING IN MANA-ONE COUNTY, FLORIDA.

THE SAFE RIGHT DISTANCE TRANSIRE SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET ABOVE THE PAVEMENT, GROUND COVERS, BURLAP, VINYL, HEDGES, TREES, ROCKS, WALLS AND FENCES.

LANDSCAPE LEGEND

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Chapter 23, as indicated on site plan:		
1. Trees: 1000' x 1000' = 1,000,000'²	1,000,000'²	1,000,000'²
B. Square Feet of planting for trees: 1000' x 1000' = 1,000,000'²	1,000,000'²	1,000,000'²
C. Total sq. ft. of landscaped open space required by Chapter 23: A + B =		

LANDSCAPE CALCULATION	REQUIRED	PROVIDED
A. Total sq. ft. of landscaped open space required by Chapter 23	1,000,000'²	1,000,000'²
B. Maximum lawn area (sq. ft.) permitted = 20% x 1,000,000'² =	200,000'²	200,000'²
TREES		
A. No. trees required per net lot area	3	3
Less existing number of trees meeting minimum requirements		
= 3 trees x 1 net lot area =	3	3
B. 5% Plants Allowed: No. trees provided / 2 x 30% =	3	3
% Plants permitted to count as street trees on 1:1 basis = 30%		
C. 5% Plants Allowed: No. trees provided x 30% =	3	3
D. Street trees (Maximum average spacing of 30' o.c. x 100' Street front along street / 30' =	3	3
E. Street trees located directly beneath power lines (Maximum average spacing of 30' o.c. x 100' Street front along street / 25' =	3	3
STREET TREES		
A. No. trees required = 10 x no. of streets allowed	30	30
B. No. street trees allowed = 30% x no. of native plants required	30	30

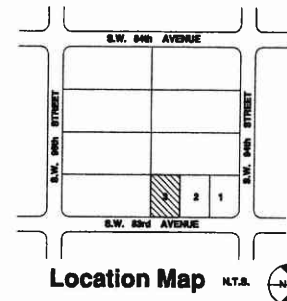
SYMBOL USED ON PLAN	PLANT NAME	NATIVE SPECIES	CALIPER	HEIGHT	CANOPY DENSITY	QUANTITY
Symbol	Tree	Species	Yes	No	at maturity	1 (SEE NOTE #1 BELOW)
A	X	Coconut Palm	X		10'-12'	1
B	X	Live Oak	X		10'-12'	4
C	X	Coconut Palm	X		10'-12'	80
D	X	Coconut Palm	X		10'-12'	80

LANDSCAPE NOTES:
(#1) 1. EXISTING TREES SHALL BE COUNTED AS PART OF THE LOT TREE REQUIREMENT.
2. SEE EXISTING TREE SCHEDULE IN THIS SHEET.
GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION OF THE EXISTING TREES.

EXISTING TREE SCHEDULE

TREE NUMBER	DIAMETER (IN FEET)	HEIGHT (IN FEET)	CANOPY NAME	COMMON NAME	REMARKS
85	8.5"	15'	15'	SABAL PALM	EXISTING TREE TO REMAIN
94	1.2"	10'	10'	SABAL PALM	EXISTING TREE TO REMAIN
9	8.5"	20'	20'	COCONUT PALM	EXISTING TREE TO RELOCATE
17	8.5"	20'	20'	COCONUT PALM	EXISTING TREE TO RELOCATE
55	8.5"	8.0'	8.0'	SABAL PALM	EXISTING TREE TO RELOCATE
56	8.5"	20'	20'	COCONUT PALM	EXISTING TREE TO RELOCATE
57	8.5"	12'	12'	COCONUT PALM	EXISTING TREE TO RELOCATE
105	—	8.0'	8.0'	PALM	EXISTING TREE TO RELOCATE
106	—	8.0'	8.0'	PALM	EXISTING TREE TO RELOCATE

NOTE:
1. GENERAL CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING TREES TO REMAIN.
2. GENERAL CONTRACTOR TO VERIFY THE ACCURACY OF ANY DISCREPANCY OF LOCATION OF EXISTING TREES SHOWN IN LANDSCAPE PLAN.
3. SEE EXISTING TREE SURVEY FOR EXISTING TREES TO BE REMOVED.
4. THE PROPOSED LANDSCAPE PLAN SHOWS THE NEW LOCATION OF EXISTING TREES TO BE RELOCATED.
5. SEE EXISTING TREE SURVEY FOR LOCATION OF EXISTING TREES TO BE RELOCATED.



Location Map

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	09-17-07
2	AS NOTED	ET-LA
3	ET-LA	
4		

Drawn: ET-LA
Proj:
Drawing:

LP-3

BAPTIST MANOR
S.W. 83rd AVENUE AND 84th STREET MANA, FL

Mendez Professional Engineering Corp.
1385 CORAL WAY SUITE 203
MIAMI, FL 33145
Phone: (305) 554-9524

Jose Antonio Mendez
Professional Engineer
P.E. No. 53298

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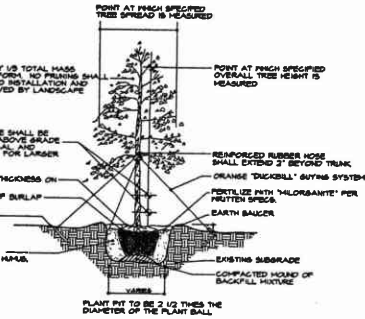
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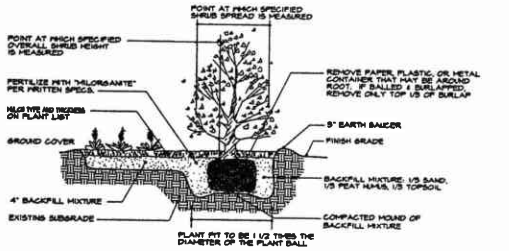
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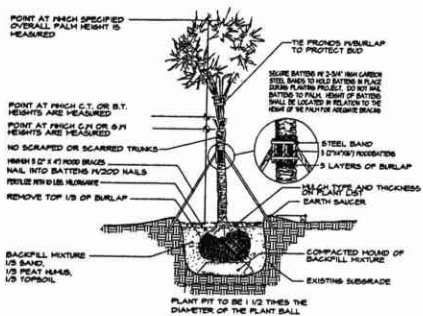
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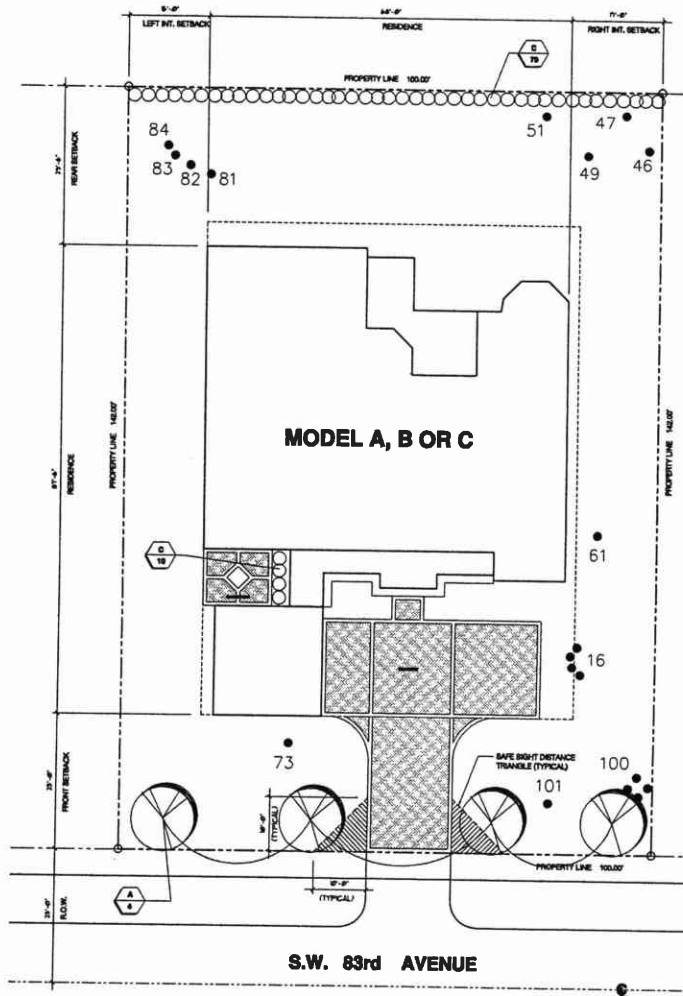
Tree Planting Detail



Shrub & Ground Cover Planting



Palm Planting Detail



Landscape Plan LOT 2

LEGAL DESCRIPTION
LOT 2 OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4
OF THE NW 1/4 OF SECTION 3 TOWNSHIP 35 SOUTH, 40 RANGE
LESS THE NORTH 25 FT. FOR RIGHT OF WAY PURPOSES ALL
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

THE SAFE SIGHT DISTANCE TRIANGLE SHALL NOT CONTAIN
OBSTRUCTIONS TO CROSS VISIBILITY AT A HEIGHT OF TWO AND
ONE-HALF (2.5) FEET ABOVE THE PAVEMENT, GROUND COVER,
SHRUBS, VINES, HEDGES, TREES, ROCKS, WALLS AND FENCES.

LANDSCAPE LEGEND

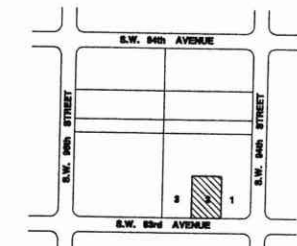
Symbol	Tree Name	Native	Caliper	Height	Quantity
A	COCONUT PALM	X	12'	10'	4
B	COCONUT PALM	X	12'	10'	4
C	COCONUT PALM	X	12'	10'	4
D	COCONUT PALM	X	12'	10'	4

LANDSCAPE NOTES:
(1) EXISTING TREES #46, #47, #49, #51, #61, #73, #81, #82, #83, #84, #100, #101 ARE COUNTED AS PART OF THE LOT TREE REQUIREMENTS. SEE EXISTING TREE SCHEDULE IN THIS SHEET.
GENERAL CONTRACTOR TO FIELD VERIFY THE EXACT LOCATION OF THE EXISTING TREES

EXISTING TREE SCHEDULE

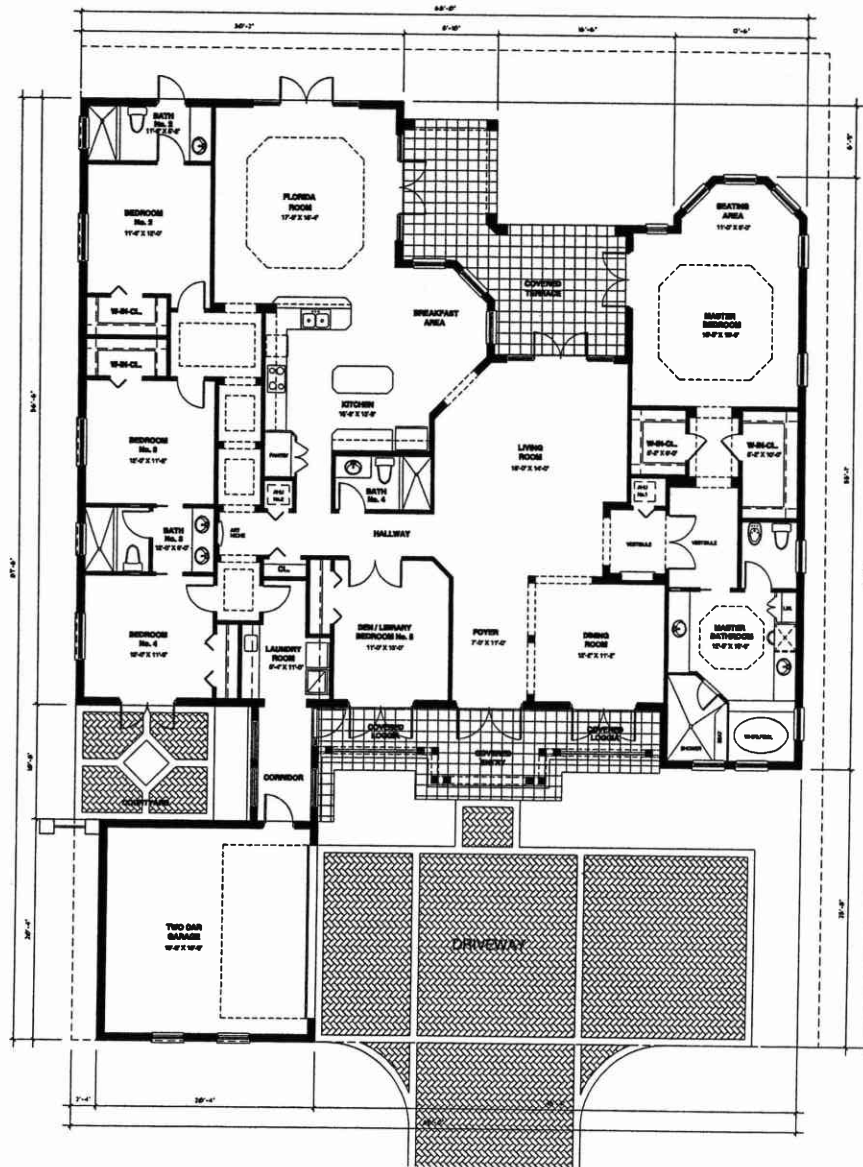
Tree Number	Diameter (in feet)	Height (in feet)	Caliper (in feet)	Common Name	Remarks
46	0.8	12	10'	COCONUT PALM	EXISTING TREE TO REMAIN
47	0.8	12	10'	COCONUT PALM	EXISTING TREE TO REMAIN
49	0.8	12	10'	COCONUT PALM	EXISTING TREE TO REMAIN
51	0.8	12	10'	COCONUT PALM	EXISTING TREE TO REMAIN
61	0.8	12	10'	COCONUT PALM	EXISTING TREE TO REMAIN
73	1.2	30	20'	ROYAL PONCANA	EXISTING TREE TO REMAIN
81	1.2	30	20'	ROYAL PONCANA	EXISTING TREE TO REMAIN
82	0.8	40	30'	ROYAL PONCANA	EXISTING TREE TO REMAIN
83	1.2	30	20'	ROYAL PONCANA	EXISTING TREE TO REMAIN
84	1.2	30	20'	ROYAL PONCANA	EXISTING TREE TO REMAIN
100	4 x 0.8	25	10'	PALM	EXISTING TREE TO REMAIN
101	1.4	30	30'	TREE	EXISTING TREE TO REMAIN
16	4 x 0.8	40	12'	PALM	EXISTING TREE TO RELOCATE

NOTE:
1. GENERAL CONTRACTOR TO VERIFY EXACT LOCATION OF EXISTING TREES TO REMAIN.
GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCY OF LOCATION OF EXISTING TREES SHOWN IN LANDSCAPE PLAN.
2. EXISTING TREE SURVEY FOR EXISTING TREES TO BE REMOVED.
3. THE PROPOSED LANDSCAPE PLAN SHOWS THE NEW LOCATION OF EXISTING TREES TO BE RELOCATED.
SEE EXISTING TREE SURVEY FOR LOCATION OF EXISTING TREES TO BE RELOCATED.



Location Map

RECEIVED
MAY 10 1994
COUNTY OF DADE
PLANNING DEPARTMENT
3771 SW 15th Ave.



Ground Floor Plan
MODEL A OPTION 1
Scale: 3/16" = 1'-0"

RESIDENTIAL SQ. FT. CALCULATION:
MODEL "A" (ONE STORY)

A/C AREA	3,384.00 S.F.
TWO CAR GARAGE	414.00 S.F.
COVERED TERRACE	288.00 S.F.
COVERED ENTRY	80.00 S.F.
COVERED LOGGIA	84.00 S.F.
TOTAL S.F.	4,280.00 S.F.

Art-Tech design group, corp.
CONSULTING ENGINEERS

Mendez Professional Engineering Corp.
1385 CORAL WAY, SUITE 203
MIAMI, FL 33145
Phone: (305) 854 8824

JOSE A. MENDEZ
REGISTERED PROFESSIONAL ENGINEER
P.E. No. 52508

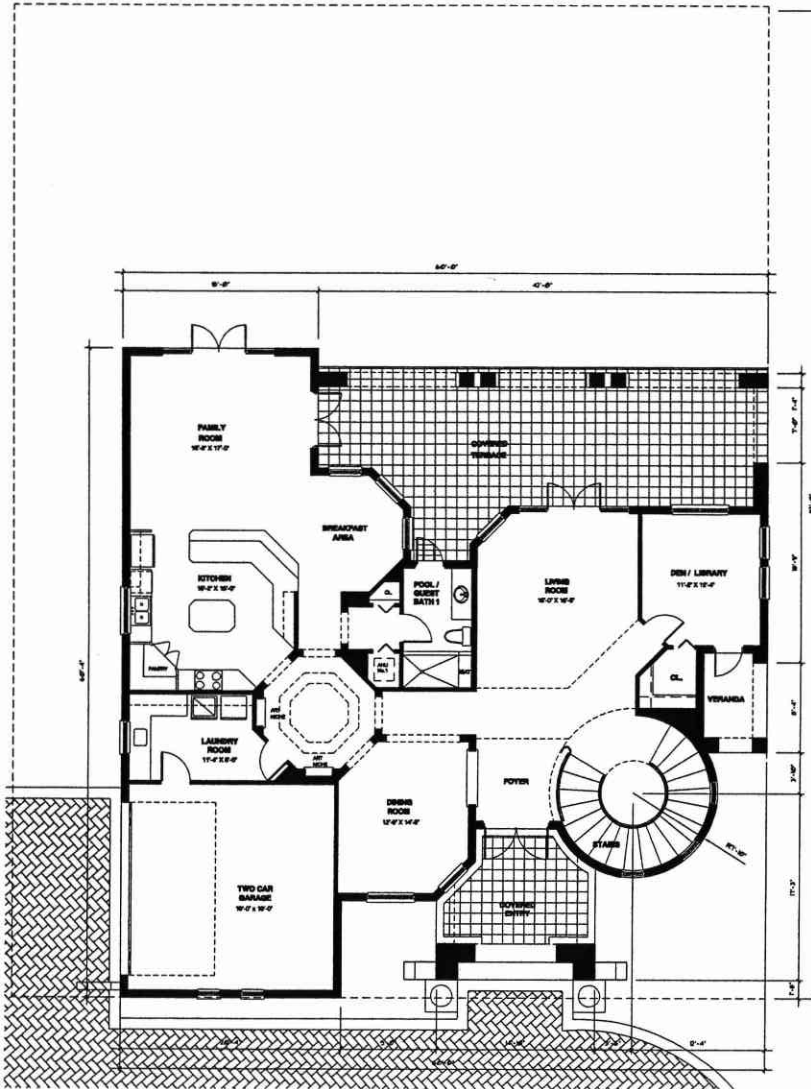
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Scale: AS NOTED
Drawn: ET-LA
Proj.
Drawing

A-2

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL.

24

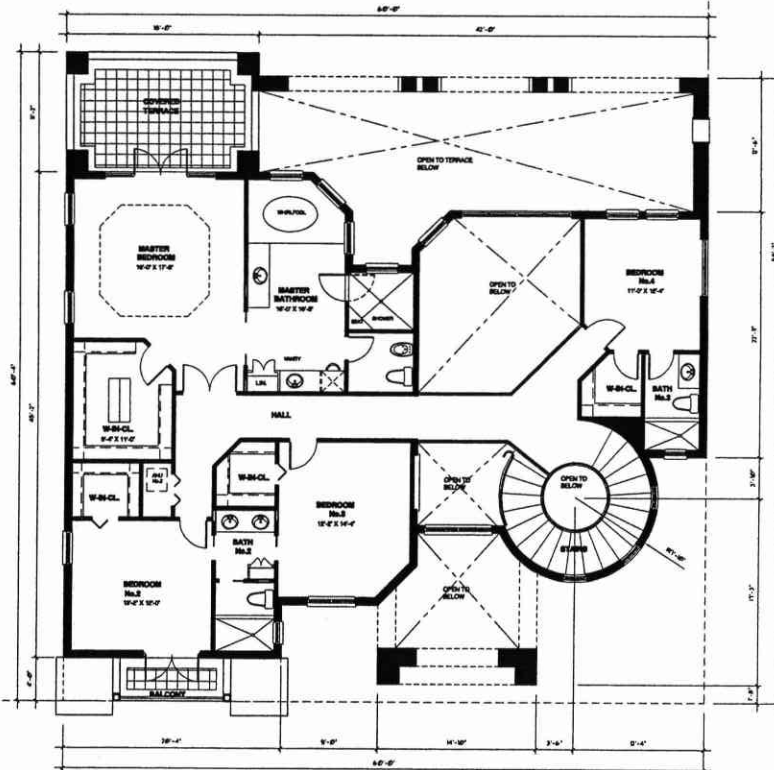
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Ground Floor Plan Scale: 3/16" = 1'-0"
MODEL B OPTION 1

RESIDENTIAL SQ. FT. CALCULATION:
MODEL "B" (TWO STORY)

GROUND FLOOR	
AC AREA	1,980.00 S.F.
TWO CAR GARAGE	368.00 S.F.
COVERED TERRACE	572.00 S.F.
COVERED ENTRY	180.00 S.F.
TOTAL GROUND FLOOR (EXCLUDING OPTION GAME AREA AND LOOSHA)	3,140.00 S.F.
SECOND FLOOR	
AC AREA	1,880.00 S.F.
TOTAL AC AREA (GROUND & SECOND FLOORS)	3,860.00 S.F.



Second Floor Plan Scale: 3/16" = 1'-0"
MODEL B OPTION 1

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ARCHITECTS REGISTERED

Mendez Professional Engineering Corp.
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MIAMI FL 33145
Phone: (305) 854 9824

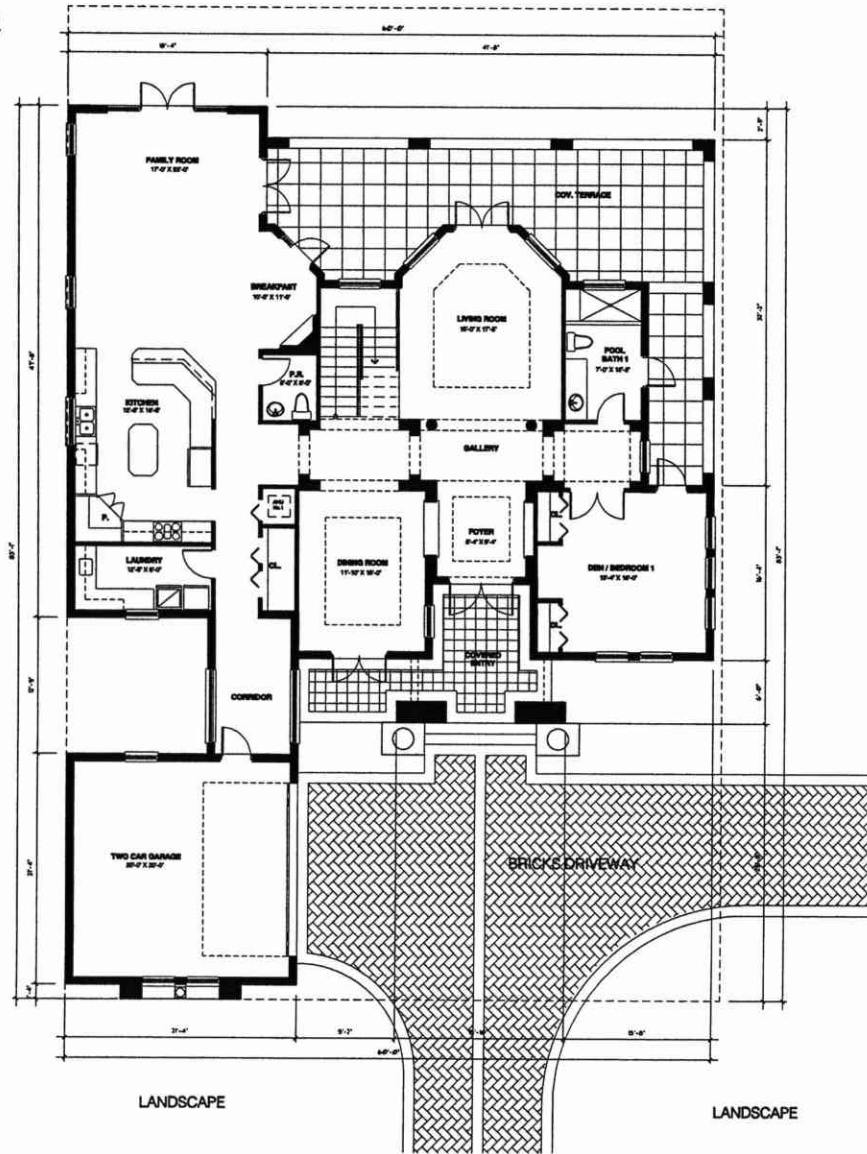
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ENGINEERING CORP.
CA 0000224

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Drawing

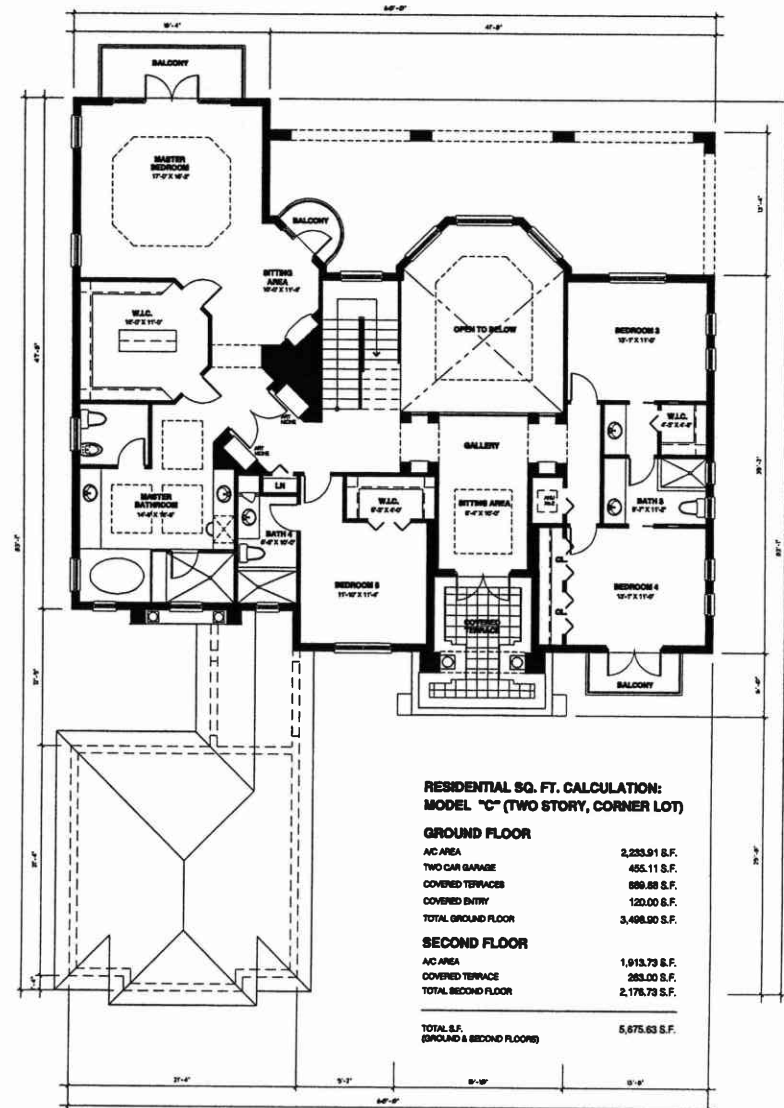
B-2

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S.W. 88th AVENUE AND 94th STREET MIAMI, FL

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DATE: SEP 14 2008
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Ground Floor Plan Scale: 3/16" = 1'-0"
MODEL C OPTION 1



RESIDENTIAL SQ. FT. CALCULATION:
MODEL "C" (TWO STORY, CORNER LOT)

GROUND FLOOR	
A/C AREA	2,223.91 S.F.
TWO CAR GARAGE	400.11 S.F.
COVERED TERRACE	880.88 S.F.
COVERED ENTRY	120.00 S.F.
TOTAL GROUND FLOOR	3,408.90 S.F.
SECOND FLOOR	
A/C AREA	1,813.79 S.F.
COVERED TERRACE	283.00 S.F.
TOTAL SECOND FLOOR	2,176.79 S.F.
TOTAL S.F. (GROUND & SECOND FLOORS)	5,585.69 S.F.

Second Floor Plan Scale: 3/16" = 1'-0"
MODEL C OPTION 1

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Phone: (305) 854-9824

M
CORPORATION
REGISTERED PROFESSIONAL ENGINEERING FIRM
CA 00000000

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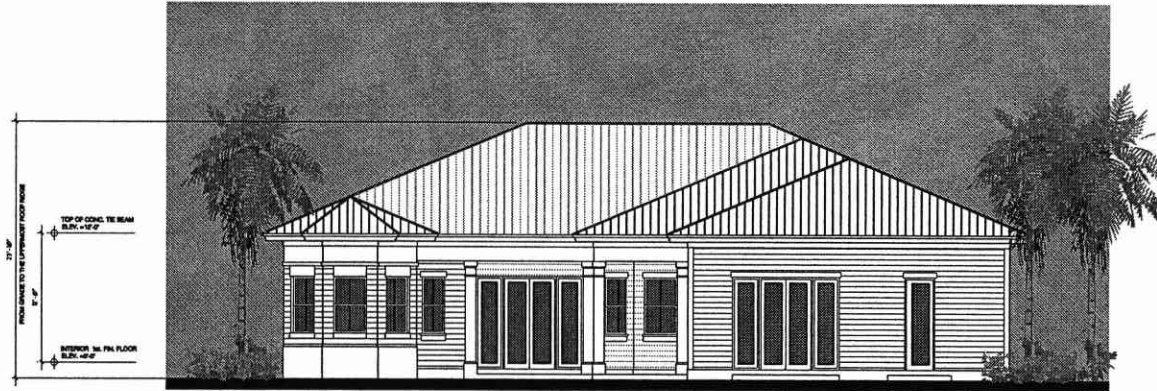
C-2

BAPTIST MANOR
S.W. 8300 AVENUE AND 94th STREET MIAMI, FL.

REVISIONS

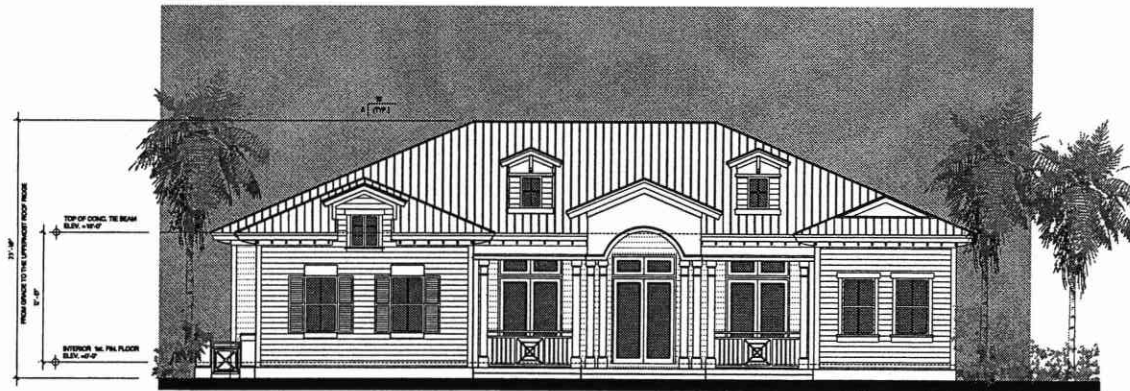
26

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Rear Elevation

Scale: 3/16" = 1'-0"



Front Elevation

Scale: 3/16" = 1'-0"

MODEL A OPTION 1

Art-Tech ENGINEERING CORP.
 CONSULTING ENGINEERS

Mendez Professional Engineering Corp.
 1385 CORAL WAY SUITE 203
 MIAMI, FL 33145
 Phone: (305) 854 9824

Professional Engineer
 Jose Antonio Mendez
 License No. 12508
 P.E. No. 51298

Date: 09-17-07
 Scale: AS NOTED
 Drawn: ET-LA
 Proj.
 Drawing

A-3

BAPTIST MANOR
 S.W. 83rd AVENUE AND 94th STREET MIAMI, FL

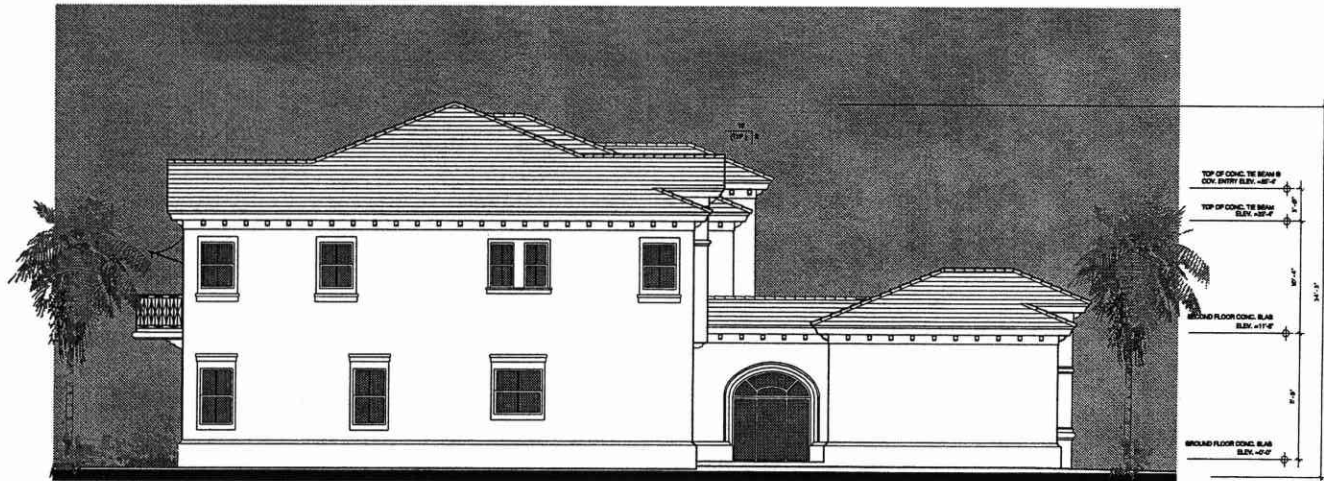
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Right Side Elevation
 MODEL C



Right Side Elevation
 MODEL C

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Mendez Professional Engineering Corp.
 1385 CORAL WAY SUITE 203
 MIAMI FL 33145
 Phone: (305) 854 9824

Professional Engineer
 License No. 52388

Date: 09-17-07
 Scale: AS NOTED
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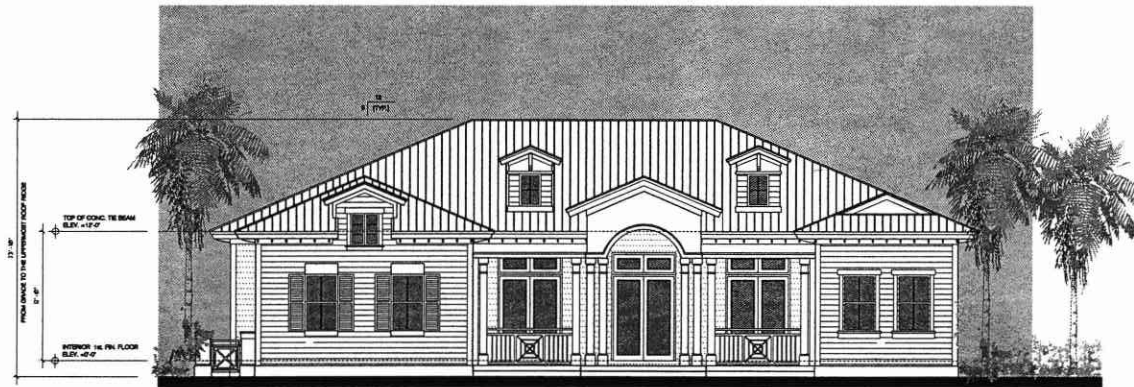
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BY: [illegible]



Rear Elevation

Scale: 3/16" = 1'-0"



Front Elevation
MODEL A OPTION 1

Scale: 3/16" = 1'-0"

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1385 CORAL WAY, SUITE 203
MIAMI, FL 33145
Phone: (305) 854-9824

GO O O O O
PROFESSIONAL
ENGINEERING CORP.
CA 0000231

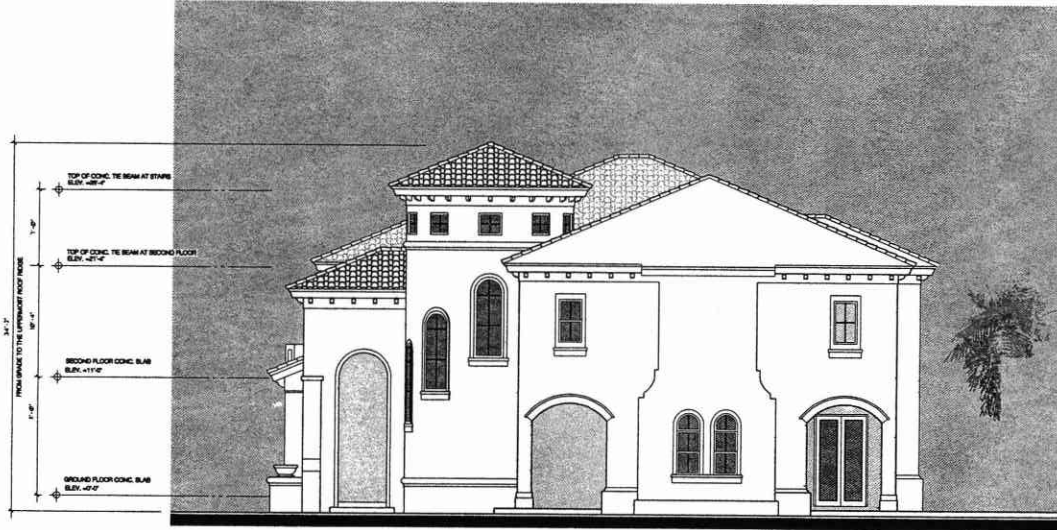
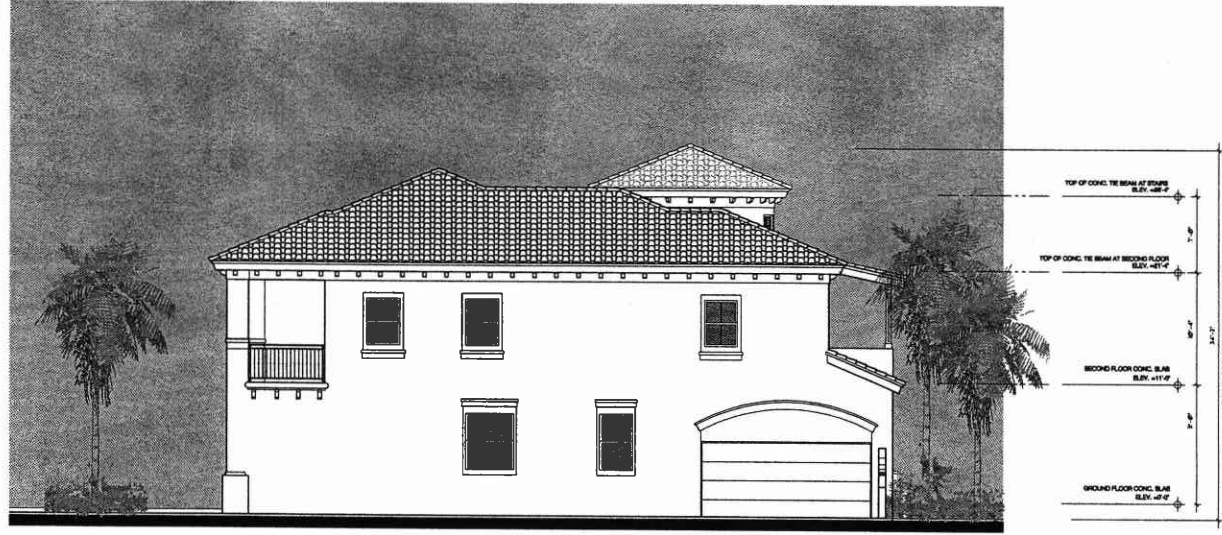
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Drawing:

A-3

BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL

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Front Elevation
MODEL B OPTION 1

Scale: 3/16" = 1'-0"



Rear Elevation
MODEL B OPTION 1

Scale: 3/16" = 1'-0"

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Mendez Professional Engineering Corp.
1385 CORAL WAY, SUITE 203
MIAMI, FL 33146
Phone: (305) 854-9824
Jose Antonio Mendez,
Professional Engineer
P.E. No. 53288

CA 0011810321
10010000000000
CA 10000321

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B-3

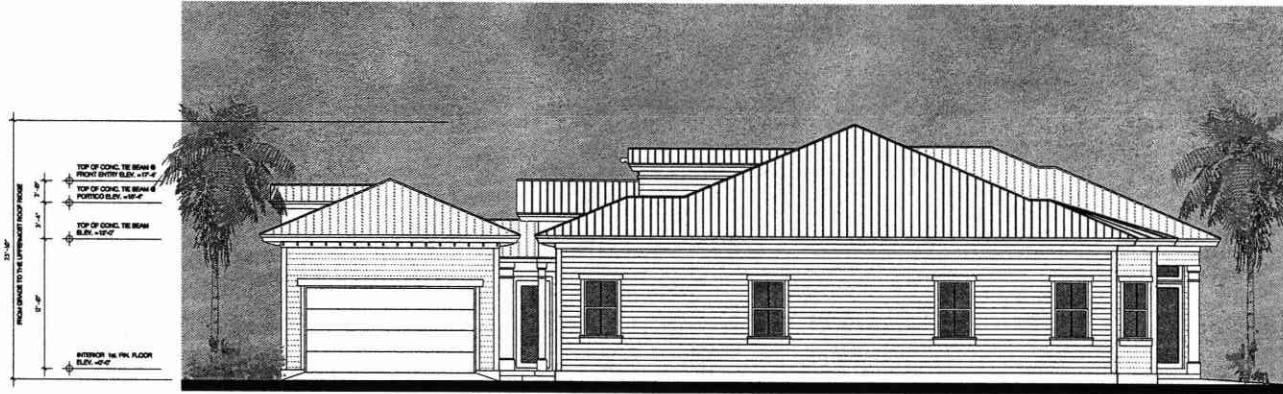
BAPTIST MANOR
S.W. 83rd AVENUE AND 94th STREET MIAMI, FL

REVISIONS

31

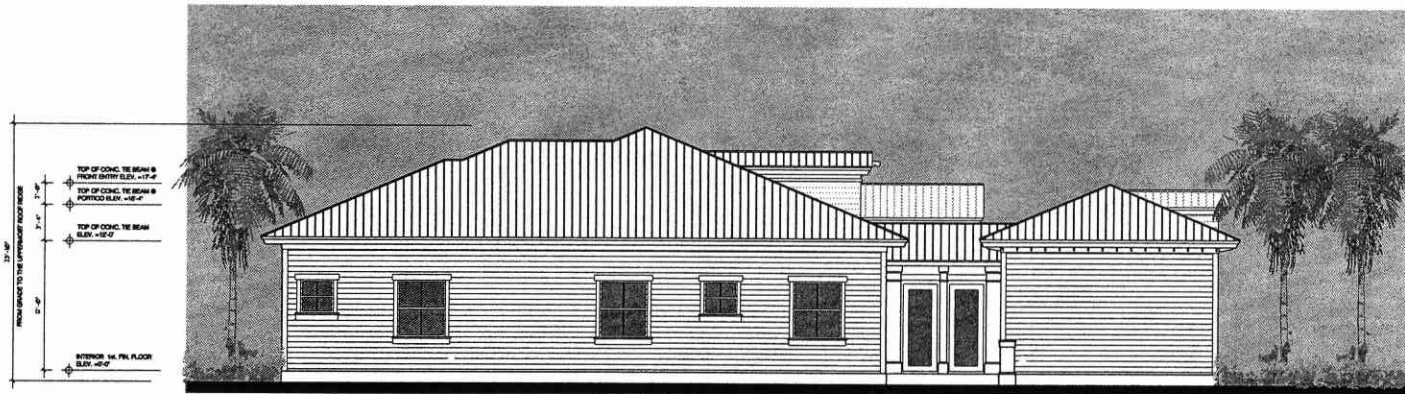
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Right Side Elevation

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Left Side Elevation

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 Jose Antonio Mendez
 1385 CORAL WAY SUITE 203
 MIAMI, FL 33145
 Professional Engineer
 P.E. NO. 53288
 Phone: (305) 854-9824



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A-4

BAPTIST MANOR
 S.W. 83rd AVENUE AND 94th STREET MIAMI, FL

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Front Elevation
MODEL C
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Rear Elevation
MODEL C
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 1385 CORAL WAY SUITE 203
 MIAMI, FL 33145
 Phone: (305) 854-9824

PERMISSIONED ENGINEER
 CA 00000001

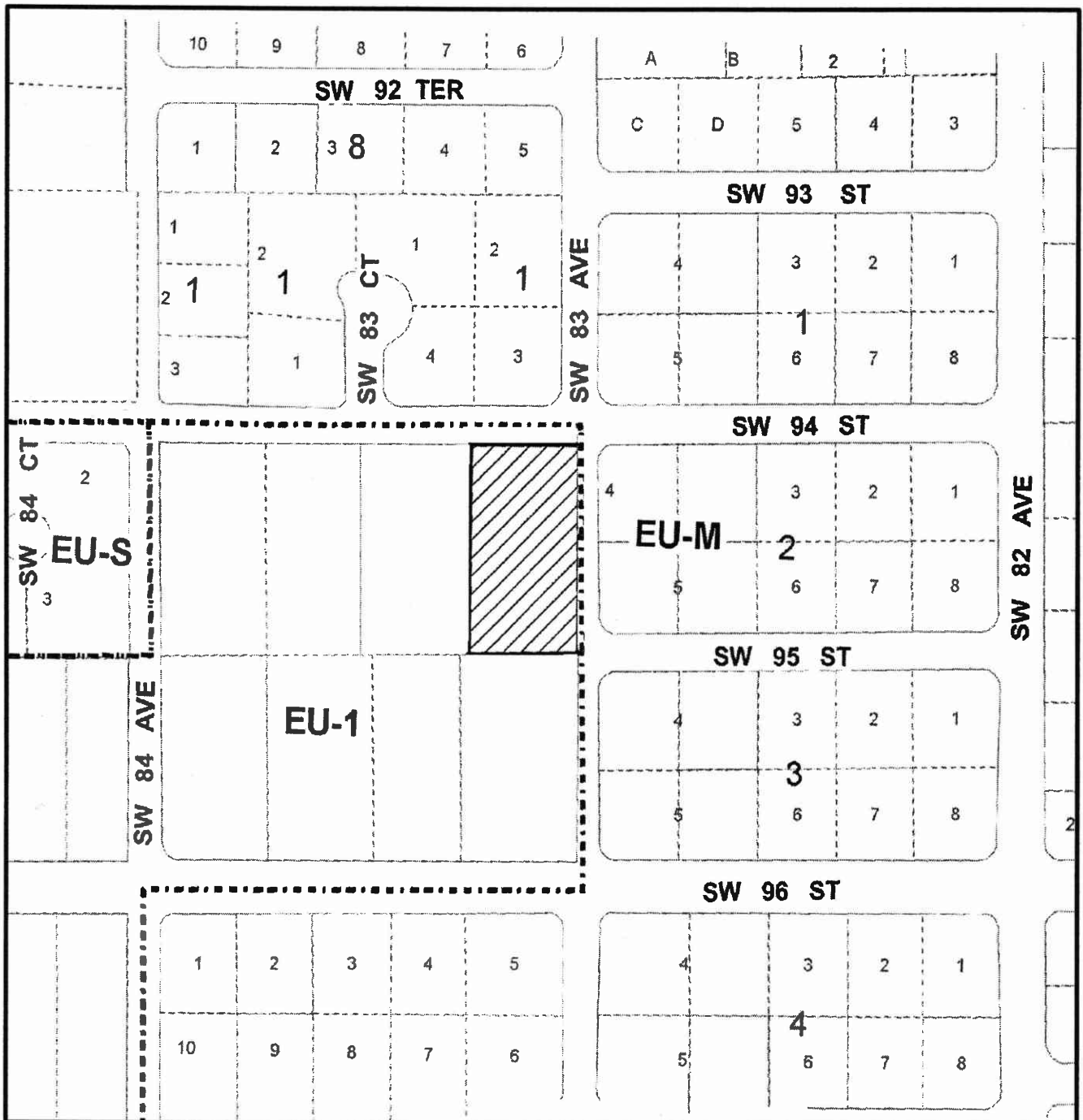
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C-3

BAPTIST MANOR
 S.W. 8304 AVENUE AND 94th STREET MIAMI, FL

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**MIAMI-DADE COUNTY
HEARING MAP**

Process Number

07-344



SUBJECT PROPERTY

**Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS**



CREATED ON: 09/28/07

REVISION	DATE	BY
Applicant Name	01/02/07	EM

34



MIAMI-DADE COUNTY
AERIAL

Process Number
07-344

Section: 03 Township: 55 Range: 40
Applicant: RONALD, RAMIRO & MAGALI CHAVEZ
Zoning Board: C12
District Number: 08
Drafter ID: ERIC
Scale: NTS


SUBJECT PROPERTY



CREATED ON: 09/28/07


REVISION	DATE	BY
Applicant Name	01/02/07	ESM

Memorandum



Date: September 17, 2008

To: Marc. C. LaFerrier, A.I.C.P., Director, Department of Planning and Zoning

From: 
Kathleen Woods-Richardson, Director, Department of Solid Waste Management

Subject: Solid Waste Disposal Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of ten (10) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements, long term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2014 or one (1) year beyond the minimum standard (five years capacity). This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2009), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

cc: Vicente Castro, Deputy Director, Operations
Christopher Rose, Deputy Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2008-09

Fiscal Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY													LANDFILLS			Total	
		RESOURCES RECOVERY FACILITY - ONSITE							RESOURCES RECOVERY FACILITY - RTI						SOUTH DADE	NORTH DADE	WMI		
		On-site Contractual Tonnage (C)	Unders (D)	Shredded Tires (E)	"Dry" Ash to Ashfill (D)	Fines Landfilled at S.D. Landfill (F)	Fines for Cover at S.D. Landfill (F)	Net Tonnage (G)	RTI Contractual Tonnage (H)	RTI Rejects (I)	RTI Reject Overs (I) (J)	10% RTI Less Okeelanta Ash (K)	Okeelanta "Dry" Ash to R.R. Ashfill (K, L)	RTI Fines for Cover at N.D. Landfill (F)					Biomass Fuel (M)
					[1]		[2]	[3]					[4]	[5]	[6]	[7]	[8]	[9]	[1]-[9]
2006 * (A)	1,789,000	967,000	172,000	8,000	162,000	0	0	825,000	184,000	27,000	21,000	4,000	14,000	20,000	98,000	479,000	205,000	186,000	1,789,000
2009 ** (B)	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2010	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2011	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2012	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2013	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2014	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2015	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2016	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000
2017	1,859,000	936,000	134,000	11,000	128,000	32,000	15,000	616,000	270,000	24,000	24,000	0	27,000	20,000	175,000	361,000	267,000	250,000	1,859,000

RESOURCES RECOVERY	GARBAGE	OVERS	TRASH	TIRES	TOTAL
* TOTAL @ 1.789M	848,000	21,000	80,000	8,000	967,000 (82% Garbage; 2% RTI Reject Overs; 16% Trash, Includes Tires)
** TOTAL @ 1.859M	FY2009 771,000	24,000	130,000	11,000	936,000 (82% Garbage; 3% RTI Reject Overs; 15% Trash, Includes Tires)
			270,000		270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES @ 1.859 MILLIONS TONS

GARBAGE	1,179,000	63.4%
TRASH	867,000	35.9%
SPECIAL (includes Tires)	13,000	0.7%
TOTAL	1,859,000	100.0%

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR					South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed	WMI **** Unused Capacity
Year	Ashfill Capacity *							
Base Capacity (June 30, 2008)	548,335				2,393,225	1,995,450		
2008 (July - September)	501,239				2,297,705	1,941,954	186,000	314,000
2009	348,239				1,938,705	1,874,954	250,000	250,000
2010	191,239				1,575,705	1,407,954	250,000	250,000
2011	36,239				1,214,705	1,140,954	250,000	250,000
2012	0				734,944	873,954	250,000	250,000
2013	0				218,944	606,954	250,000	250,000
2014	0				0	339,954	250,000	250,000
2015	0				0	72,954	500,000	0
2016	0				0	0		
2017	0				0	0		
2018	0				0	0		
2019	0				0	0		
2020	0				0	0		
Total Remaining Years	3				5	7		

* Ashfill capacity for Cell 19 (Cell 20 is not included). When Cell 19 is depleted Resources Recovery Plant Ash and Okeelanta Ash will go to South Dade Landfill and WMI.

** South Dade includes Cells 3 and 4 (Cell 5 is not included). Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015.

Assumptions:

A: The FY2007 tons reported in the various categories are based on actual tonnage reported from October 1, 2006 through June 30, 2007 and projected tonnage for July, August and September, 2007.

B: The FY2008 total tons are the base tonnage budgeted for FY2008.

C: The contract put-or-pay on-site tonnage DSWM must deliver to Resources Recovery Plant.

D: Under and Ash are residue and combined cannot exceed 28.5% of Onsite Contractual Tonnage burned. Ash is 14% of Onsite burned. Unders are landfilled at South Dade Landfill.

E: Shredded Tires are processed waste tires. Shredded Tires are landfilled at North Dade.

F: Fines represent 24.9% of the RTI Contractual Tonnage or approximately 67,000 tons. 20,000 tons are recyclable RTI fine and used as cover at North Dade Landfill. 47,000 tons are on-site fines from on-site trash processing; 15,000 tons are used as cover at South Dade Landfill; 32,000 tons are landfilled at South Dade Landfill and do not affect the on-site residue guarantee.

G: On-site net tonnage are metal recycling and RDF Incineration.

H: The RTI contractual tonnage.

I: RTI rejects and RTI reject overs, combined, equal to 17.6% of the RTI Contractual tonnage or approximately 49,000 tons. RTI rejects are landfilled at North Dade Landfill.

J: RTI reject overs become on-site waste by first going over the scale and then tipped into the garbage pit at the Resources Recovery Plant.

K: The combined 10% RTI less Okeelanta Ash and the Okeelanta Ash is 10% of the RTI Contractual Tonnage or 27,000 tons. The material used for the 10% RTI less Okeelanta Ash is Unders.

L: Okeelanta Ash is landfilled at Resources Recovery Ashfill.

M: Biomass fuel is 65% of the RTI Contractual tonnage.

N: For FY2008, South Dade accepts garbage, trash, ash, on-site fines and unders.

O: For FY2008, North Dade Landfill accepts only trash, shredded tires and RTI rejects.

P: For FY2008, Medley Landfill accepts all materials except waste tires and other special materials.

Memorandum

MIAMI-DADE
COUNTY

Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

Memorandum



Date: January 15, 2008

To: Subrata Basu, Interim Director
Department of Planning and Zoning

From: Harpal Kapoor, Director
Miami-Dade Transit

Subject: FY08 Blanket Concurrency Approval for Transit

This memorandum serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since all areas of Miami-Dade County meet or exceed the Level-of-Service Standards (LOS) for mass transit established in the above-referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County line. Please ask your staff to continue to flag any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT staff.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2007 to September 30, 2008, or until canceled by written notice from my office.

Should your staff require additional information or assistance with mass transit concurrency matters, please have them contact John T. Spillman, Chief, Planning & Development Division, at 786-469-5289. Your continued cooperation on these important matters is greatly appreciated.

c: Albert Hernandez
John T. Spillman

RECEIVED
JAN 17 2007

Asst. Director Planning

Memorandum



Date: November 30, 2007

To: Subrata Basu, Interim Director
Department of Planning and Zoning

From: Jack Kardys, Interim Director
Park and Recreation Department

Subject: Concurrency approval

This memorandum updates the blanket concurrency approval memo of November 15, 2005. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2008. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: rk

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

NEW REVIEW 4

PARKS CD

PBD	2007 Unincorporated Population Plus Permitted Development	Standard @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
			Public Park Acres	School Acres	1/2 Private Open Space Acres			
1	395,924	1,088.79	972.08	299.82	110.00	1,381.90	293.11	126.92
2	588,732	1,619.01	1,616.63	356.30	137.00	2,109.93	490.92	130.32
3	155,755	429.33	526.63	96.62	17.00	623.82	195.49	145.64
Total:	1,140,411	3,136.13	3,115.34	752.74	264.00	4,115.65	979.52	134.29



Miami-Dade Police Department
Address: 8300 SW 94 STREET
RONALD, RAMIRO & MAGALI CHAVEZ; HEARING # 07-344

C-12



Police Grids Boundaries

GRID 1830

MDPD Crime Analysis System
October 31, 2007
Data in this document represents
successfully geocoded attributes.



0 0.1 0.2 Miles





Miami-Dade Police Department

Miami-Dade Police Department

Address Query for Events occurring at 8300 SW 94

For 2005-09-01 Thru 2007-09-30

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2005-09-01" and Dis.Complaint Date < "2007-10-01" and Dis.Police District Code in ("A", "B", "C", "CB", "D", "E", "G", "H", "I", "K", "L", "M", "N", "P", "Q", "R") and Dis.Incident Address contains "8300 SW 94" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common and Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN
8300 SW 94TH ST	K	1830	1	12/16/2005	FRI	12:47:28		PD051216209876		15AO	12:47:28				PD051216334384	Y
8300 SW 94TH ST	K	1830	1	01/04/2007	THU	11:34:46				13	11:34:46	11:34:46	11:34:46	K7132	PD070104010001	N
8300 SW 94TH ST	K	1830	1	01/04/2007	THU	11:06:22	KATHY MOORMAN	PD070104006248		26R	11:06:22	11:11:12	11:57:30	K2502	PD070104009932	Y



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2005 and 2006



Miami-Dade Police Department

Grid(s): 0484, 0677, 0863, 1802, 1830, 2410, 2438

2005 2006

Grid 1830					
Part I					
	2200	BURGLARY		7	4
	2400	MOTOR VEHICLE THEFT		4	3
	230G	SHOPLIFTING ALL OTHERS		11	10
	230F	SHOPLIFTING FROM A MOTOR VEHICLE		9	15
	110B	SODOMY		0	1
Part I TOTAL				31	33
Part II					
	2700	EMBEZZLEMENT		1	0
	260A	FRAUD CON/SWINDLE/FALSE PRET.		1	1
	260B	FRAUD CREDIT CARD/ATM		2	1
	260D	IMPERSONATION		1	0
	350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		1	0
	130B	SIMPLE ASSAULT		2	0
Part II TOTAL				8	2
Grid 1830 TOTAL				39	35



Miami-Dade Police Department

Zoning Hearing Report - Dispatch Information

For 2005 and 2006



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0484", "0677", "0863", "1802", "1830", "2410", "2438")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

2005 2006

Grid	Signal Code	Signal Description	2005	2006
1830	13	SPECIAL INFORMATION/ASSIGNMENT	21	24
	14	CONDUCT INVESTIGATION	67	53
	15	MEET AN OFFICER	190	7
	16	D.U.I.	1	4
	17	TRAFFIC ACCIDENT	16	23
	18	HIT AND RUN	10	3
	19	TRAFFIC STOP	9	44
	20	TRAFFIC DETAIL	18	13
	21	LOST OR STOLEN TAG	2	3
	22	AUTO THEFT	5	7
	25	BURGLAR ALARM RINGING	162	106
	26	BURGLARY	29	25
	27	LARCENY	11	9
	28	VANDALISM	2	10
	32	ASSAULT	13	9
	33	SEX OFFENSE	2	4
	34	DISTURBANCE	54	39
	36	MISSING PERSON	4	4
	37	SUSPICIOUS VEHICLE	6	5
	38	SUSPICIOUS PERSON	8	9
	39	PRISONER	1	0
41	41	SICK OR INJURED PERSON	32	35
	43	BAKER ACT	1	2
	44	ATTEMPTED SUICIDE	1	0
	45	DEAD ON ARRIVAL	1	2
	47	BOMB OR EXPLOSIVE ALERT	1	1



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2005 and 2006



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0484", "0677", "0863", "1802", "1830", "2410", "2438")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2005		2006
Grid	Signal Code	Signal Description		
1830	49	FIRE		0
	52	NARCOTICS INVESTIGATION		1
	54	FRAUD		4
Total Signals for Grid 1830 :		678		446